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RANCHO VISTAMONTE SPECIFIC PLAN

May 30, 2001

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INTRODUCTION

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1.0 INTRODUCTION

1.1 Purpose And Objective

1.1.1 Purpose of Specific Plan

This Specific Plan has been prepared to guide and coordinate the future development of the Rancho Vistamonte Specific Planning Area, a sub-Specific Plan Area within the greater Specific Plan Area #4 (SPA 4), known as "Valley View." The document's primary function is to provide a comprehensive description of land use, circulation, infrastructure, design guidelines, development standards and implementation programs to guide future development of the sub-SPA created in accordance with the Rancho Vistamonte Development Agreement. The Rancho Vistamonte Sub-area Specific Plan (Specific Plan) and the Rancho Vistamonte Environmental Impact Report (EIR), completed as part of the environmental review process, will provide the necessary regulations and environmental documentation so that subsequent development applications, consistent with these documents, may be processed and approved by the City as a coordinated planning program, subject to City of Escondido city ordinances and any other regulations or policies that may be applicable.

The Rancho Vistamonte sub-Specific Plan contains Development Regulations and Procedures in Chapter 3 designed specifically to implement the 80-unit planned development within the eastern 133-acre sub-area of SPA 4. Situations or conditions not covered by this Specific Plan shall be subject to the City ordinances of the City of Escondido.

The sub-Specific Plan serves as a direct link between the policies of the Escondido General Plan (General Plan) and the Rancho Vistamonte specific development proposal, and assures that future sub-SPA development will remain consistent with the General Plan. To be approved, all future Final Maps, Final Project Plans and other land use entitlements within the Rancho Vistamonte sub-Specific Planning Area must be consistent with this Specific Plan.

For the purpose of readability, the Rancho Vistamonte sub-SPA and sub-Specific Plan will hereinafter be referred to as the "Rancho Vistamonte SPA" and "Rancho Vistamonte Specific Plan," with the understanding that the Rancho Vistamonte SPA represents a sub-area of the Valley View Specific Planning Area (SPA 4).

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The policies and standards described in this Specific Plan apply only to the Rancho Vistamonte sub-Specific Planning Area.

1.1.2 Objectives of Specific Plan

This Specific Plan includes all components required by the State of California, as well as other components which are necessary to implement the General Plan. The objectives of this Specific Plan are to:

1. Provide a comprehensive land use plan that designates the distribution, location, and extent of all land uses, roadways and public facilities within the Specific Plan Area, particularly within the Rancho Vistamonte sub-area;
2. Promote quality development that will be consistent with the goals and objectives of the General Plan;
3. Provide for comprehensive planning which will allow for the orderly development of the project in relation to the existing community;
4. Provide for residential housing opportunities while preserving the natural features of the Specific Plan Area by concentrating development on previously disturbed areas of the site, formerly in agriculture;
5. Provide Design Guidelines and Development Regulations and Procedures to control all future project improvements;
6. Establish a maintenance program which will ensure the proper care of all common landscape areas, fuel modification zones, and open space areas;
7. Provide a comprehensive Resource Management Program to ensure the protection and enhancement of natural resources within the Specific Plan Area;
8. Develop a plan that is economically feasible and capable of being implemented based on existing and anticipated future economic conditions;

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- 9. Assure adequate phasing for all community facilities including circulation improvements, drainage facilities, domestic water, and sewage disposal facilities; and
- 10. Provide a Specific Plan that is useful and meaningful to both city staff and the general public.

1.1.3 Severability

If any provision of this Specific Plan or the application thereof to any persons or circumstances is held invalid, such invalidity shall not effect other provisions or applications of this Specific Plan which can be given effect without the invalid provisions or application thereof, and to this end the provisions of this Specific Plan are severable.

1.2 Authority And Requirements

1.2.1 Authority for Specific Plan

The California Government Code grants a local government (e.g. the City) the authority to prepare specific plans to implement its general plan. Specific plans are generally designed to:

- 1. Provide a greater level of detail than the traditional zoning ordinance, and serve as a tool to tailor development policies and regulations to a specific site;
- 2. Provide more specific development standards to create appropriate land use designations and design criteria that address project-specific issues; and
- 3. Provide decision makers with the opportunity to comprehensively review a master planned community in its entirety at the outset—considerate of land use, circulation, infrastructure and other issues important to the local government.

1.2.2 Requirements for Specific Plans

California Government Code Section 65451 sets forth the requirements for specific plans as follows:

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1. A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - a. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan;
 - b. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
 - c. Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
 - d. A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs a, b, and c above.
2. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

1.3 Relationship To The General Plan And CEQA

1.3.1 Relationship of the Specific Plan to the Escondido General Plan

Pursuant to California Government Code Section 65454, a specific plan shall be consistent with the local government's general plan. The Rancho Vistamonte Specific Plan implements the goals and policies of the Escondido General Plan within the Specific Plan Area. Chapter 5 contains a consistency analysis demonstrating how the Rancho Vistamonte implements the goals and objectives of the Escondido General Plan.

1.3.2 Relationship of the Specific Plan to the California Environmental Quality Act (CEQA)

Pursuant to the CEQA Guidelines, the City of Escondido shall prepare an environmental "Initial Study" which will determine whether the Specific Plan may have significant environmental impacts and therefore require an EIR.

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It is anticipated that due to the size of the proposed project, an EIR will be prepared, comprehensively analyzing the environmental impacts caused directly and/or indirectly by the Specific Plan. The EIR will identify mitigation measures for each significant impact.

The EIR will serve as the environmental impact report for this Specific Plan and subsequent development proposals consistent with this Specific Plan. It is intended to apply to all development projects processed in conformance with this Specific Plan.

All future development projects within the Specific Plan Area will be evaluated for consistency with this Specific Plan and the EIR to determine whether additional environmental documentation must be prepared pursuant to Section 15168 of the CEQA Guidelines.

1.4 Project Location And Description

1.4.1 Location

The Rancho Vistamonte Specific Plan Area is located within the larger Valley View Specific Plan Area (SPA 4). Valley View consists of approximately 1590 acres at the far eastern boundary of the Escondido Planning Area. The western boundary of the site is the Eagle Crest development, also known as Rancho San Pasqual. The eastern boundary is coterminous with the City's Planning Area boundary. The Valley View SPA is approximately two miles north of Route 78, east of Cloverdale Road, and northeast of the San Diego Wild Animal Park.

The Valley View SPA is composed primarily of rugged terrain (greater than 25% slope) with limited development potential. The greatest concentration of accessible developable land is found in the southwest corner of the SPA, in an area formerly used for dairy farming, designated the Rancho Vistamonte sub-area of SPA 4. This Specific Plan addresses the future development within the 133 acres of the Rancho Vistamonte sub-area, as an integral part of a proposed Development Agreement.

The Rancho Vistamonte sub-area is located in the southwest corner of the Valley View SPA, adjacent to the existing Eagle Crest/Rancho San Pasqual planned community, and east of the terminus of Rockwood Road. The location of the

Valley View SPA and the Rancho Vistamonte sub-SPA (hereinafter known as the Rancho Vistamonte SPA) is illustrated by Exhibit 1-1.

Cloverdale Road is the primary circulation street closest to the Rancho Vistamonte SPA, located approximately one mile west of the SPA. Road access to the site is from Rockwood Road, which begins at its intersection with Cloverdale Road and currently terminates at the western boundary of the SPA. Old Battlefield Road via Zoo Road, a private road used as access to the Wild Animal Park facilities area, provides access from the south of the site to State Route 78 (SR-78). Exhibit 1-2 is a local vicinity map.

1.4.2 Existing Rancho Vistamonte Property Description

The larger Valley View SPA is characterized by a varied topography with much of the area in relatively rugged terrain (greater than 25 percent), and predominantly covered with coastal sage scrub. The Rancho Vistamonte area is characterized by significantly flatter and rolling topography, more conducive to development. Over the last 30 years, the property was used as the site for the Brower Dairy, an active dairy operation.

As a consequence of livestock activity, the majority of the natural habitats onsite are confined to the hillsides, leaving the flatter portions of the site in non-native grasslands. A biological study of the site in 2001 identified Englemann and Coast Live Oak woodland, coastal sage scrub, mule-fat scrub, non-native grasslands, and non-native vegetative communities on-site. The more sensitive communities are located primarily on the slopes and within the blue-line stream and its associated wetland.

Slope Analysis

A slope analysis was conducted for the 133-acre Rancho Vistamonte SPA to determine the location and extent of constrained slopes within the project areas. The slope analysis was based on the City's General Plan slope analysis categories and yielded the following breakdown:

<u>Slope category</u>	<u>Acreage</u>
0-25%	65.9
25-35%	46.8
>35%	20.4

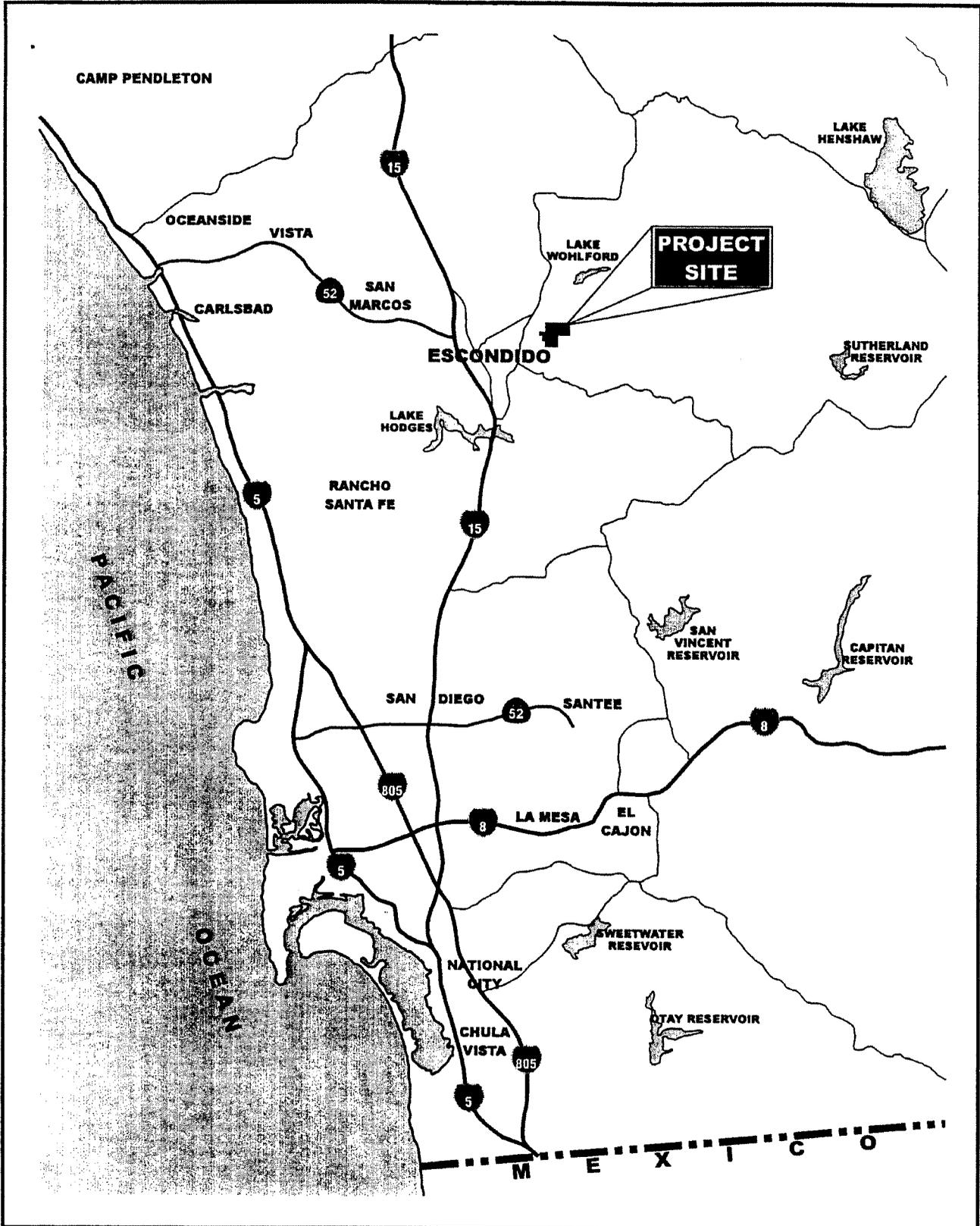


Exhibit 1-1

RANCHO VISTAMONTE
ESCONDIDO, CA

LOCATION MAP

JACK HENTHORN & ASSOCIATES

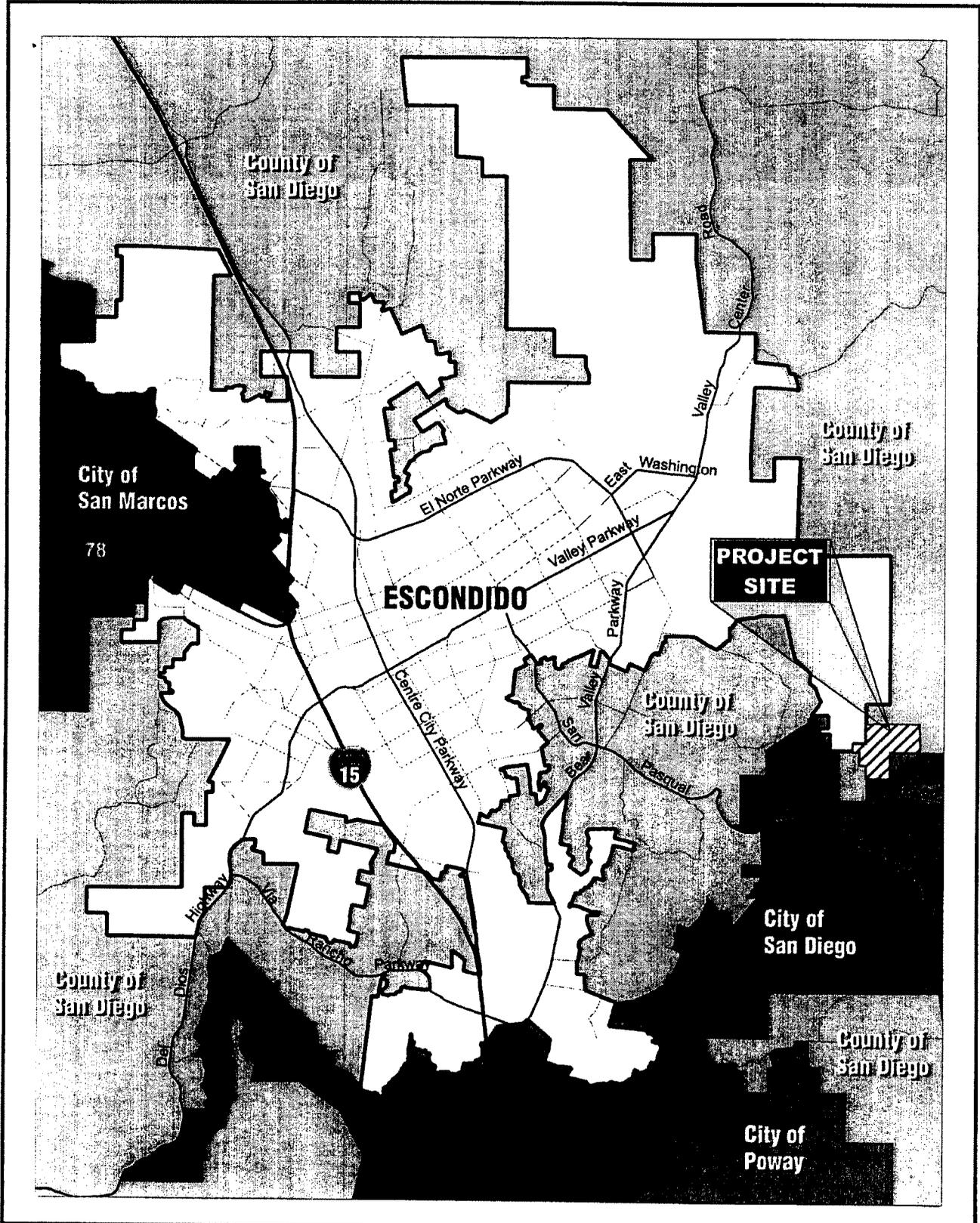


Exhibit 1-2

RANCHO VISTAMONTE
ESCONDIDO, CA

VICINITY MAP

JACK HENTHORN & ASSOCIATES

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The slope analysis is graphically demonstrated on Exhibit 1-3. Per City policy, development will not occur on slopes in excess of 35% grade except in accordance with the provisions of a Development Agreement.

Residential Yield

The Escondido General Plan SPA 4 description allows for a maximum of 800 dwelling units for the entire 1590-acre SPA 4. The total residential yield for the proposed Rancho Vistamonte project will be determined by City Council in accordance with the Rancho Vistamonte Development Agreement, submitted in conjunction with the tentative map. The Agreement offers the following public benefits in exchange for additional unit allocation:

- Improvement of the Old Battlefield Road/Zoo Road emergency access and egress, via new electric gates and circulation linkages, for the existing Rancho San Pasqual community.
- Construction of a new walking and biking public trail along Rockwood Road from Old Ranch Road north to the new San Pasqual Union School, providing a safe path for children walking to the school from both the existing Rancho San Pasqual community and the proposed development
- Construction of a public trailhead on City-owned property along Rockwood Road
- Installation of a hiking/biking trail on the City-owned property

Opportunities and Constraints

Site conditions within the Rancho Vistamonte SPA prior to the development permitted by this Specific Plan are illustrated by Exhibit 1-4. The exhibit addresses natural drainage, steep slopes, sensitive biological communities, existing structures, cultural resources, access, and significant hydrologic features. The management of existing resources, including steep slopes, will be more fully discussed in Chapter 3, Development Regulations and Procedures.

Ridgeline Overlays

The Rancho Vistamonte Specific Plan Area development is located primarily in the valley portion of the Rancho Vistamonte SPA, providing sufficient area of 0-25% slope to accommodate the proposed development without encroaching upon

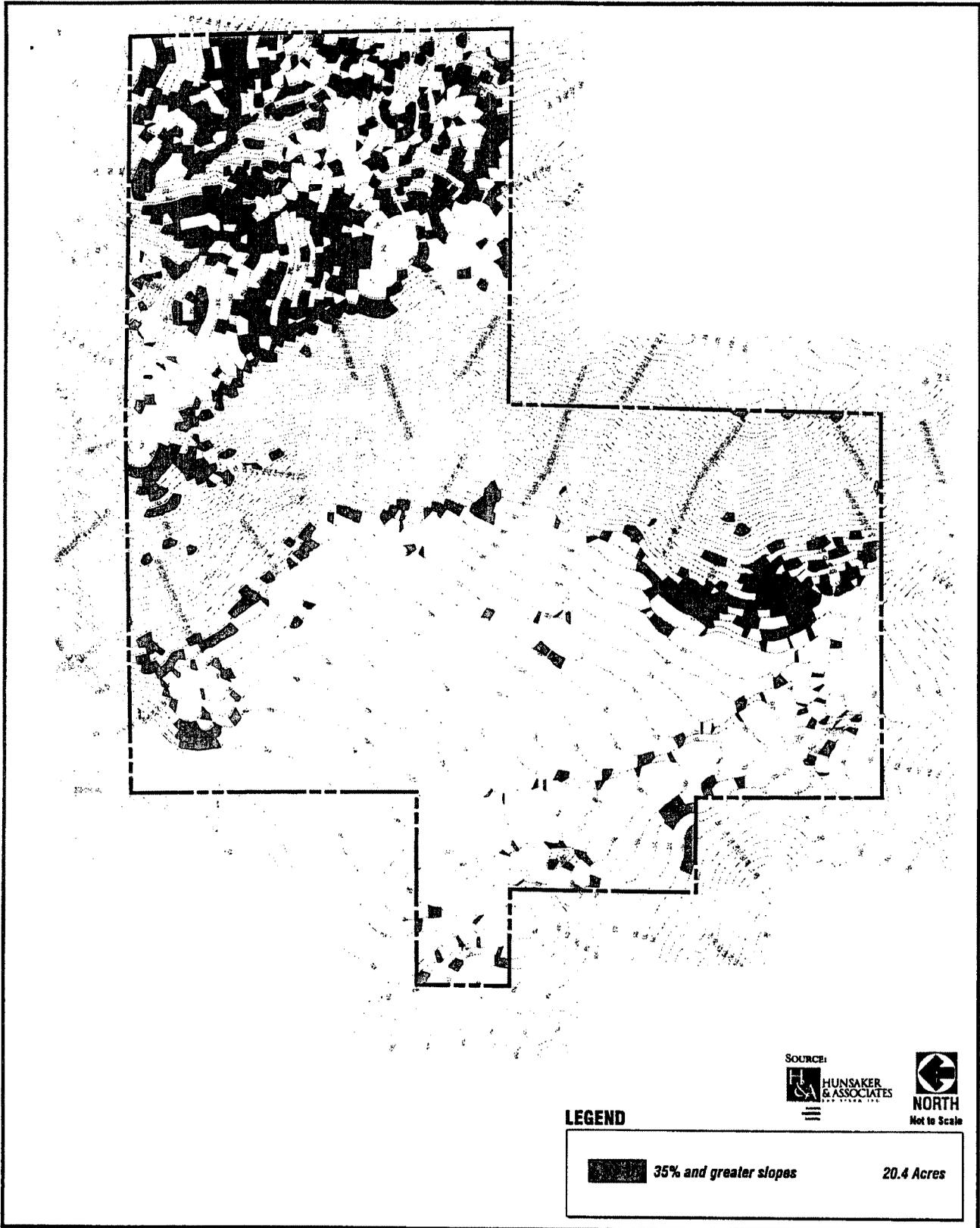


Exhibit 1-3

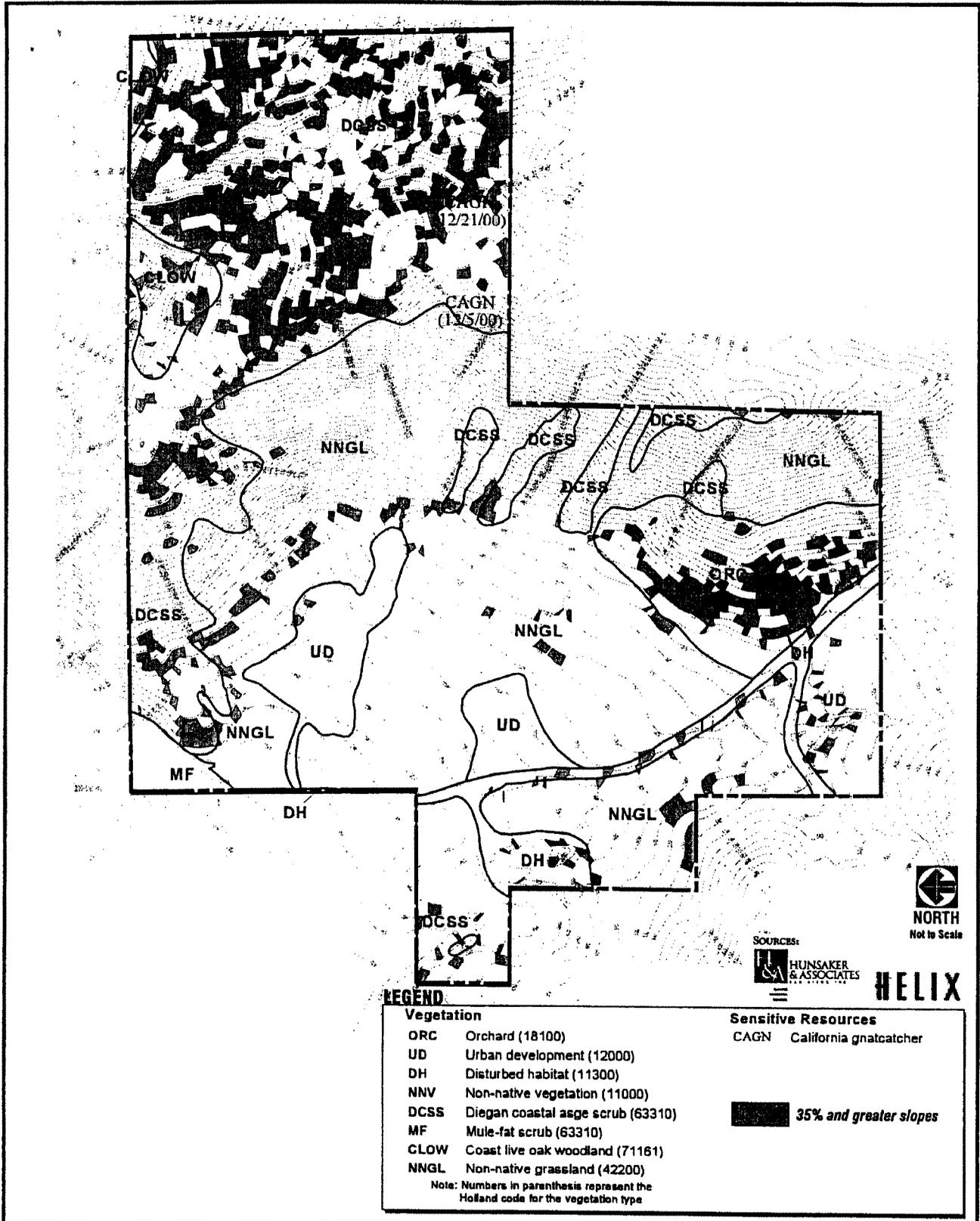


Exhibit 1-4

RANCHO VISTAMONTE

ESCONDIDO, CA

OPPORTUNITIES AND CONSTRAINTS

JACK HENTHORN & ASSOCIATES

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the steeper slopes. Consequently, no future development within the SPA will require analysis under the City's Hillside and Ridgeline Overlay map. Exhibit 1-5 shows the portion of the City's Ridgeline Overlay map that applies to the Serrano SPA.

Biological Resources

Biological surveys conducted within the Rancho Vistamonte SPA have identified three native plant communities and two sensitive plant species in addition to the disturbed habitats found within the former agricultural use areas. The native communities include Diegan coastal sage scrub, mule fat scrub, and coast live oak woodland. Small patches of Englemann oaks (*Quercus englemannii*) and rush-like bristleweed (*Machaeranthera juncea*) are also found within the Serrano SPA. A mix of non-native grassland and non-native vegetation are found within the former pastures and feeding areas. Exhibit 1-6 illustrates the location and extent of the vegetative communities within the SPA.

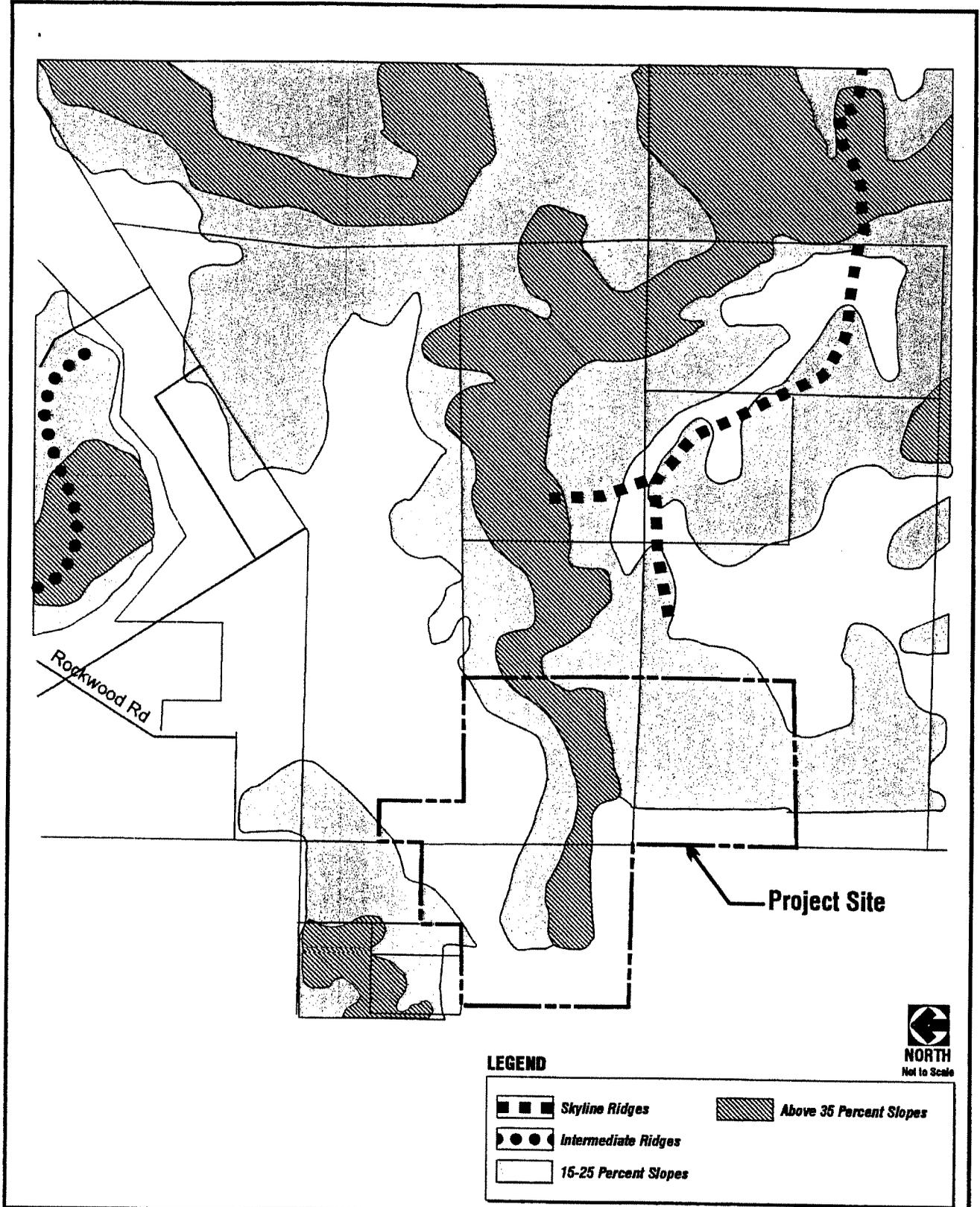
Non-native grassland occupies the greatest acreage within the Rancho Vistamonte SPA, covering nearly two-thirds of the eastern portion of the site. Disturbed coastal sage scrub is the habitat second greatest in abundance, located mainly on the steeper slopes surrounding the former pasture area, now in non-native grassland. Mule fat scrub is found in patches located to the northwest of the proposed development area in a depressed natural drainage.

Small patches of rush-like bristleweed and individual specimens of Englemann oaks are found southwest of the proposed project site. It is not anticipated that the development of the proposed project will adversely impact these resources.

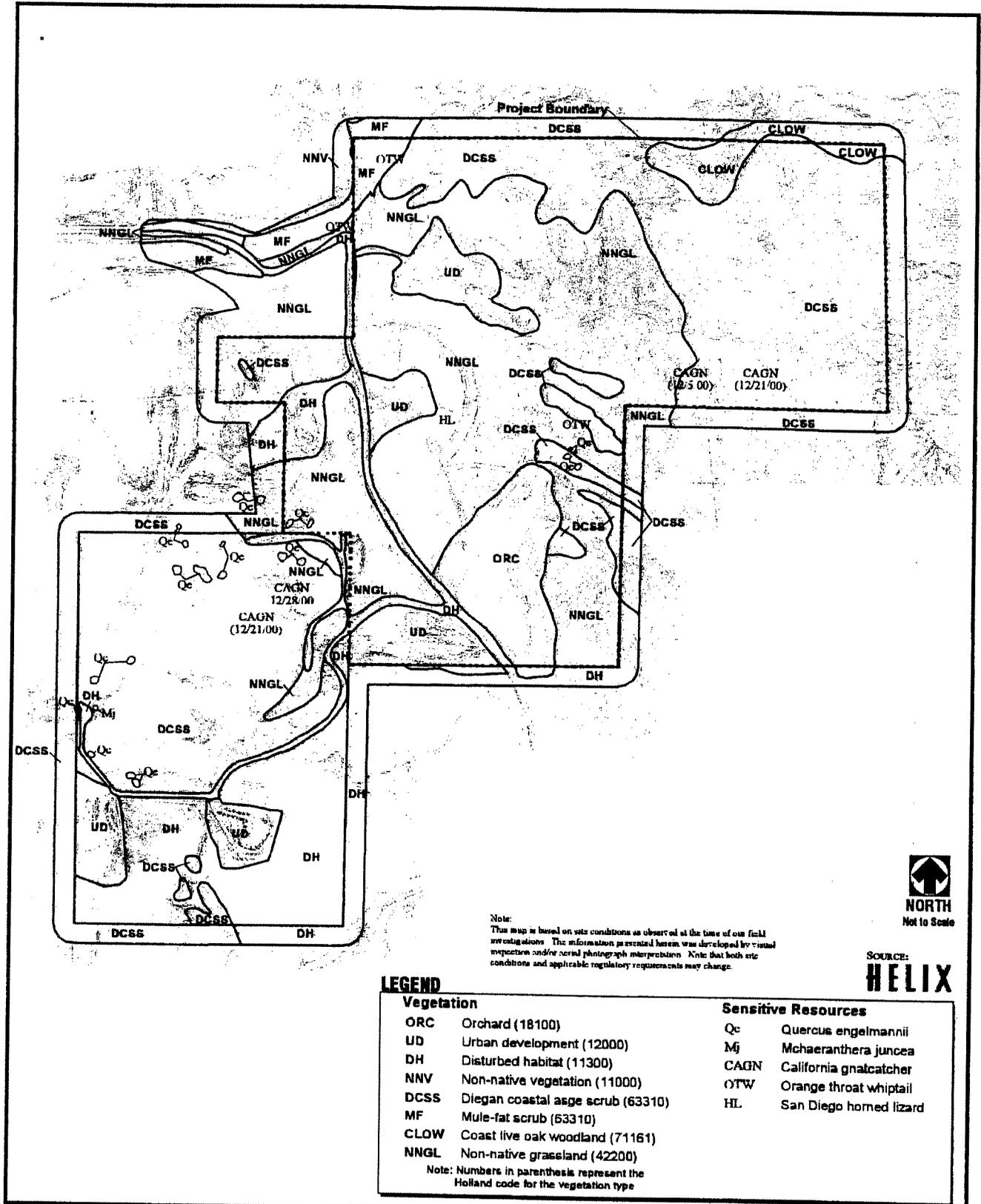
Although the Rancho Vistamonte SPA area contains habitats that are favored by the Coastal California gnatcatchers (*Polioptila californica californica*), the quality habitats are confined to the steeper slopes that will not be impacted by the proposed development. During the biological reconnaissance, no other Federal or State endangered species were detected within the Rancho Vistamonte SPA.

Hydrology

The Rancho Vistamonte SPA is located within the 349 square mile San Dieguito River Drainage Basin. The natural drainage courses within the SPA, consisting of a single USGS blue line stream located north of the proposed development area, run northeast to southwest, flowing into the Santa Ysabel Creek. The Santa



Sheet 1-5



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Ysabel creek empties into Lake Hodges, in unincorporated land south of the Escondido Planning Area.

1.4.3 Surrounding Land Uses and Designations

The General Plan divides the City of Escondido into 21 different neighborhoods. Each neighborhood is also assigned a Tier designation for growth management purposes. The Rancho Vistamonte SPA is located within the larger Valley View Neighborhood, which has been designated a Tier 2C area by the Growth Management Element of the General Plan.

Tier 2C, or “new communities,” include peripheral areas which are subject to specific plans. They are removed from urbanized areas of the City by distance and/or topography. The amount of development within the Tier 2C neighborhoods has traditionally been governed by Development Agreements.

The Rancho Vistamonte SPA is surrounded primarily by rural and unincorporated lands. The exception to this is the 872-acre Eagle Crest Specific Plan Area (SPA 3). The Eagle Crest SPA has been developed with 580 homes and includes the Eagle Crest Country Club and 18-hole championship golf course. A school which will service the Eagle Crest and Rancho Vistamonte communities is currently under construction along the northern boundary of the Rancho Vistamonte SPA, adjacent to the Eagle Crest development.

The Rancho Vistamonte SPA is bordered to the west by the remainder of SPA 4, which at this time is largely undeveloped with rugged terrain. Unincorporated land borders the SPA to the south, and includes the San Diego Zoo Wild Animal Park.

1.4.4 Summary of The Land Use Plan

The 133-acre Rancho Vistamonte Specific Planning Area is located at the eastern edge of the City of Escondido. The future development of the Rancho Vistamonte SPA will be guided by the Land Use Plan shown on Exhibit 1-7 and the Development Agreement. The Land Use Plan groups the existing planning areas into two basic categories: open space, which will include the trails and preserved slopes, and residential.

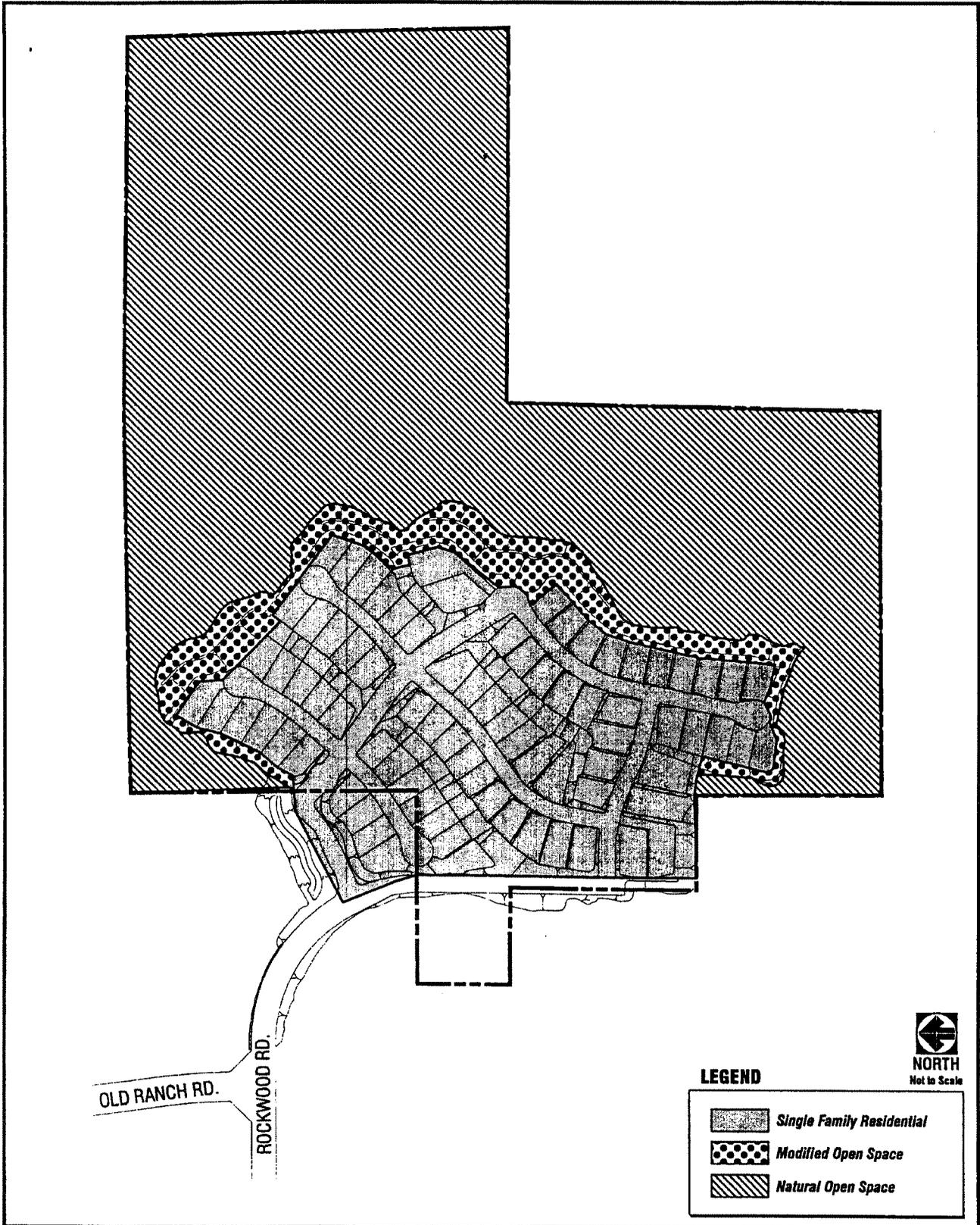


Exhibit 1-7

RANCHO VISTAMONTE

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In return for public benefits including the construction of an improved pedestrian path, trail, trail head, and improved emergency access for the Eagle Crest community, and in accordance with the terms of the Development Agreement, the Rancho Vistamonte property will be allocated a total of 80 residential units. The Development Agreement results in an overall density 0.6 du/acre, in keeping with the rural character of the SPA.

The anticipated development is proposed to include a 50-acre residential development consisting of 80 homes on 10,000 minimum square foot lots.

Approximately 60% of the site, 81 acres, will be preserved as open space. The open space area will be comprised of all slopes over 35% grade and an existing avocado grove. Immediately off-site on City-owned land, the segment of Secondary Local Rural Trail "FA" will be constructed per the Development Agreement.

2.0 DEVELOPMENT PLAN

2.1 Overall Concept

The Rancho Vistamonte Specific Plan evolved as a result of environmental analysis and design studies targeted toward meeting the goals and objectives stated in the General Plan relating to SPA 4. The concept design for the 80-unit Rancho Vistamonte project comes as a result of the negotiated conditions of the Development Agreement, which include substantial public benefit contributions and open space preservation. This is consistent with General Plan provisions relating to Tier 2C neighborhoods.

2.2 Land Use Description

The Rancho Vistamonte Land Use Plan is shown on Exhibit 1-7. The Land Use Plan divides the Specific Planning Area into two basic land use categories and illustrates the general circulation plan. The Land Use Summary identifies land uses and acreages for each of the land use categories. The Rancho Vistamonte Specific Plan includes two land use designations: Residential and Open Space.

A quantitative description of each land use designation is provided below. More specific details, including land use regulations and design guidelines are presented in Chapter 3.

2.2.1 Residential

The Escondido General Plan allows for a maximum of 800 dwelling units for the entire 1590-acre SPA 4.

The Escondido General Plan SPA 4 description allows for a maximum of 800 dwelling units for the entire 1590-acre SPA 4. The total residential yield for the proposed Rancho Vistamonte project will be determined by City Council in accordance with the Rancho Vistamonte Development Agreement, submitted in conjunction with the tentative map. The agreement offers the following public benefits in exchange for additional unit allocation:

- Improvement of the Old Battlefield Road/Zoo Road emergency access and egress, via new electric gates and circulation linkages, for the existing Rancho San Pasqual community.

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DEVELOPMENT PLAN

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- Construction of a new walking and biking public trail along Rockwood Road from Old Ranch Road north to the new San Pasqual Union School, providing a safe path for children walking to the school from both the existing Rancho San Pasqual community and the proposed development
- Construction of a public trailhead on City-owned property along Rockwood Road
- Installation of a hiking/biking trail on the City-owned property.

In accordance with the Development Agreement, the anticipated development is proposed to be a 50-acre residential development consisting of 80 homes on 10,000 minimum square foot lots.

2.2.2 Open Space

Approximately 60% of the site, 81 acres, will be preserved as open space. The open space area will be comprised of all slopes over 35% grade and an existing avocado grove. Immediately off-site on City-owned, land, the segment of Secondary Local Rural Trail "FA," East County Valley View, will be constructed per the Development Agreement. The locations of the open space land use areas are depicted on Exhibit 2-1, Open Space Plan.

2.3 Circulation

The Rancho Vistamonte circulation plan describes the basic transportation system and standards for safe vehicular and pedestrian movement within the SPA. The circulation plan creates a system that incorporates the extension of both a major primary access road (Rockwood Road) and the improvements to an emergency access road (Old Battlefield Road /Zoo Road) that will benefit both the Rancho Vistamonte and existing Eagle Crest communities. Circulation within the Rancho Vistamonte development will be provided on private residential streets.

The Rancho Vistamonte circulation plan also includes an off-site pedestrian trail improvements, described in Section 2.3.4.

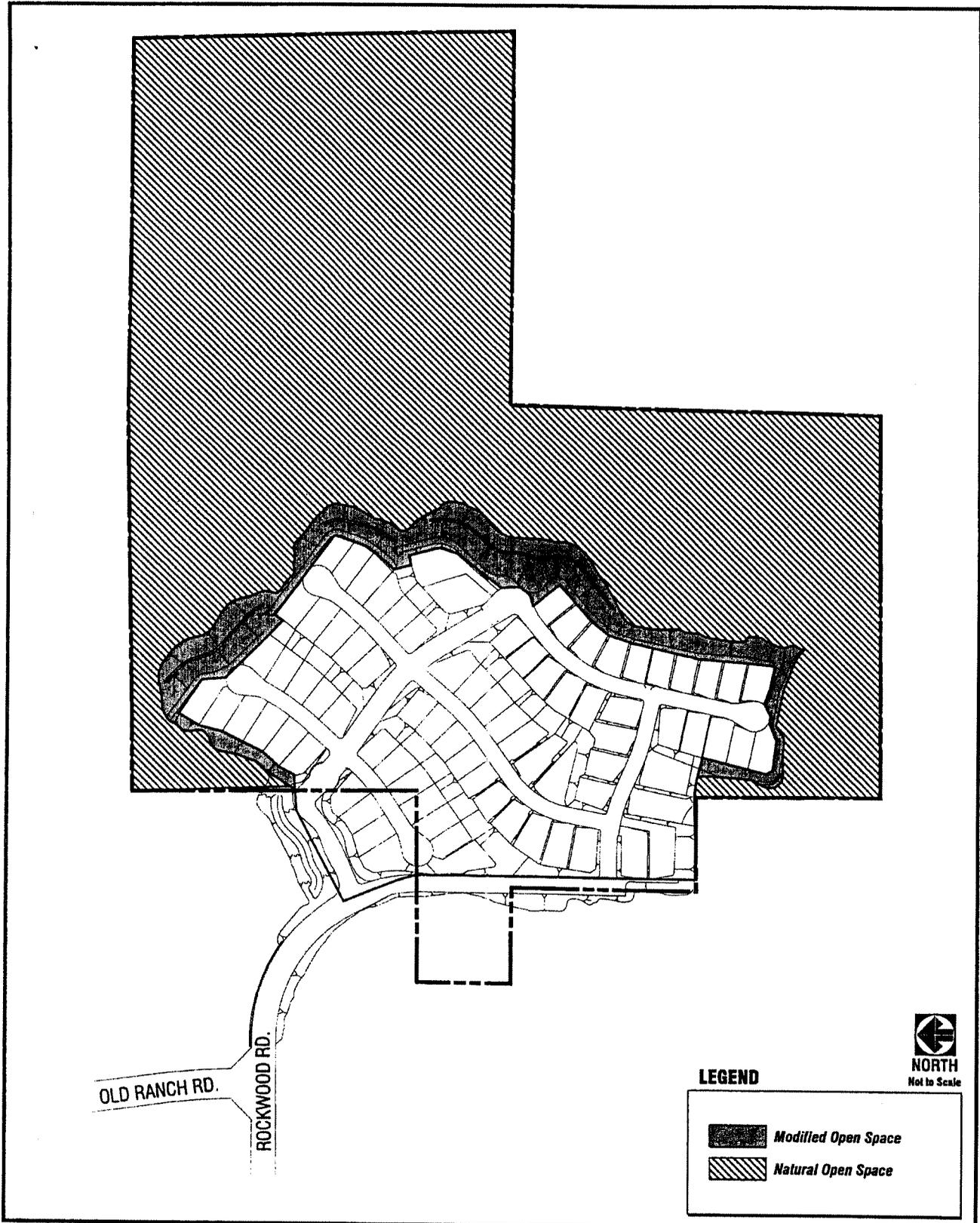


Exhibit 2-1

RANCHO VISTAMONTE
ESCONDIDO, CA

OPEN SPACE PLAN
JACK HENTHORN & ASSOCIATES

RANCHO VISTAMONTE

DEVELOPMENT PLAN

SPECIFIC PLAN

2.3.1 Regional Access

The relationship of the Specific Planning Area to the regional circulation system is shown by the Vicinity Map on Exhibit 1-2. Regional access is provided to Escondido by Interstate 15 (I-15), a north-south transportation corridor, and State Highway 78 (SR-78), an east-west transportation corridor. Beginning at Interstate 5 in downtown San Diego, Interstate 15 extends northward through Escondido, to Riverside County and beyond. Interstate 15 is intersected in Escondido by State Highway 78. State Highway 78 extends eastward from Interstate 5 near the boundary between Oceanside and Carlsbad, through Escondido, to the community of Ramona to the east. Interstate 15 and State Highway 78 are both classified as freeways.

2.3.2 SPA Access

Primary local access to the Rancho Vistamonte development will be through the extension of Rockwood Road, a rural collector, which currently terminates immediately northwest of the proposed development. The Rancho Vistamonte development proposes to extend Rockwood Road south from its current terminus, forming the western boundary of the Rancho Vistamonte development project. A new public road will lead from the extended Rockwood Road to the primary access gate for the project. Rockwood Road will end immediately past the project's secondary access at the southwestern corner of the Rancho Vistamonte SPA. A second access gate to the Rancho Vistamonte development will be via Private Street "E," intersecting Rockwood Road.

Emergency access for both the Rancho Vistamonte and existing Eagle Crest development will be achieved through the new gates and road linkages providing access to the improvements to Old Battlefield Road, an access to Zoo Road, which currently serves as a private access to the facilities of the San Diego Zoo Wild Animal Park. Zoo Road approaches the development from the southeast, intersecting the internal circulation of the Rancho Vistamonte development at a gated entrance on the cul-de-sac of Private Street "D" and extends to SR 78 (San Pasqual Valley Road) to the south. Sections for the Rockwood Road and emergency access improvements are found on Exhibit 2-3.

2.3.3 Project Circulation Plan

The Rancho Vistamonte Circulation Plan, which is depicted by Exhibit 2.2, illustrates the onsite circulation pattern and its relation to existing roadways. The proposed development intends to offer a rural oriented atmosphere, which extends to the curvilinear design of the private circulation system within the development. Based on a traffic generation rate of 10 trips per day per dwelling unit, the project will generate an estimated 800 average daily trips (ADT). Due to the small size of the development, provided will be one primary access, Private Street "A," and one secondary access, Private Street "E," which will provide linkage between the Rancho Vistamonte residential development and Rockwood Road.

Implementation of the Rancho Vistamonte Specific Plan will result in the improvement of the following on-site streets¹:

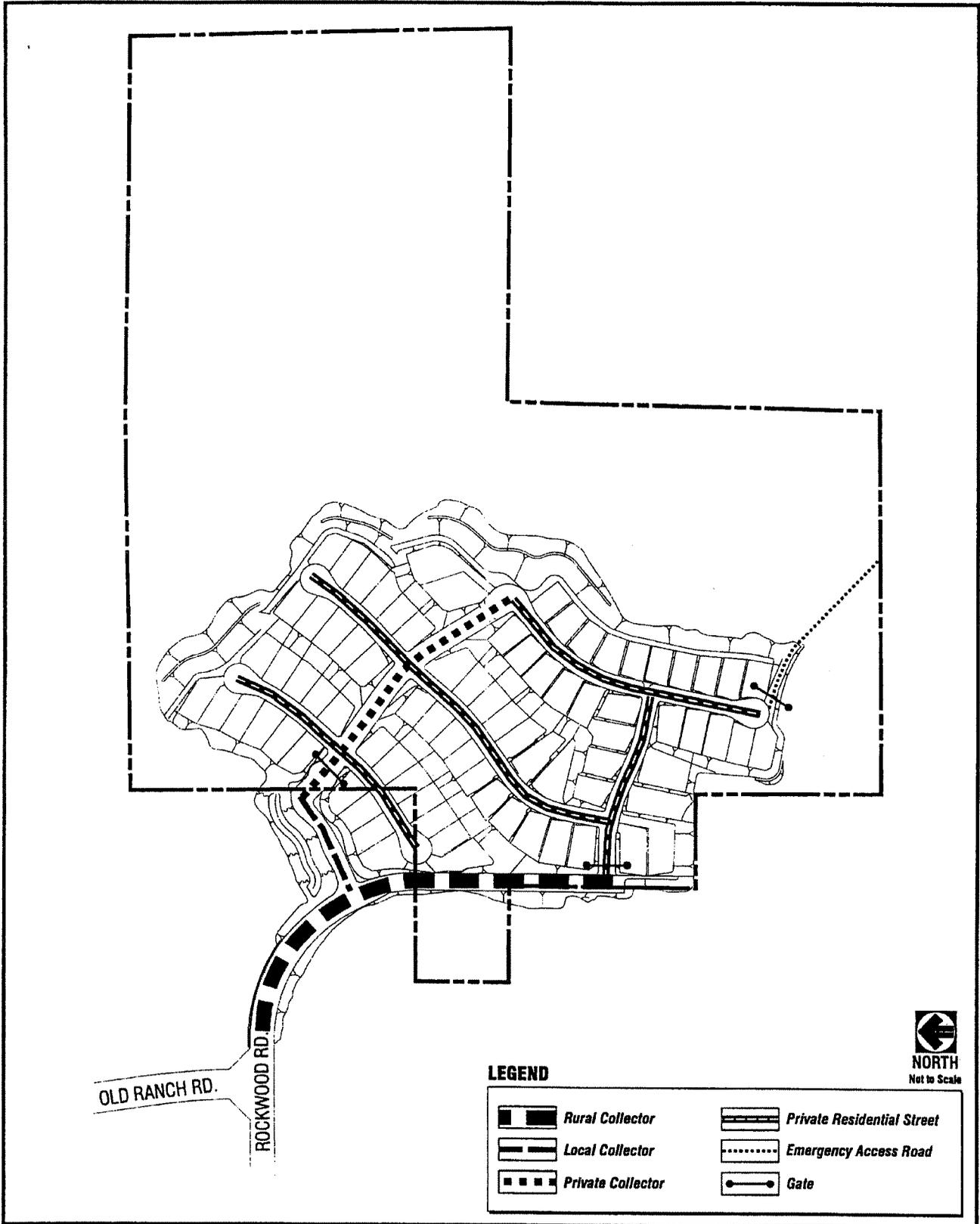
1. Public Street "A"- Local Collector

Public Street "A" serves as the primary link between the private internal circulation of the Rancho Vistamonte Residential development and Rockwood Road. Public Street "A" begins at its intersection with Rockwood Road and ends at the gated main entry to the Rancho Vistamonte development. Within the 62 ft right-of-way, Public Street "A" will incorporate a 42' paved section with emergency parking. Pedestrian circulation will be accommodated by a sidewalk along the eastern side of the road. Additional design criteria for Public Street "A" are shown on Exhibit 2-4.

2. Private Street "A"- Private Collector

Private Street "A" begins at the primary gated entrance to the Rancho Vistamonte development and serves as the main collector street for circulation internal to the development. Within the 60 ft general utility and access easement will be two 12' travel lanes, an on-street parking lane, and sidewalks. Additional design criteria for Street "A" are shown on Exhibit 2-4.

¹ Confirmation of project-specific details are subject to the terms of the Development Agreement and City review.



OLD RANCH RD.

ROCKWOOD RD.

LEGEND

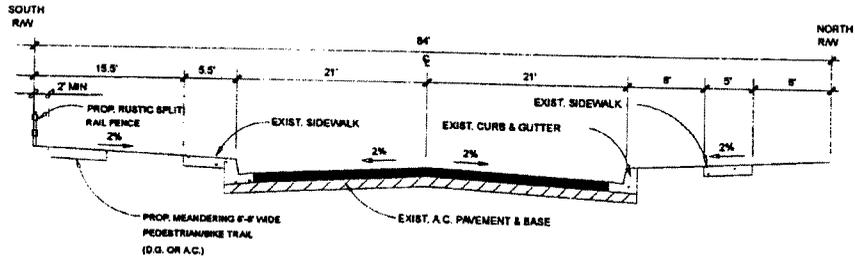
-  Rural Collector
-  Local Collector
-  Private Collector
-  Private Residential Street
-  Emergency Access Road
-  Gate



Exhibit 2-2

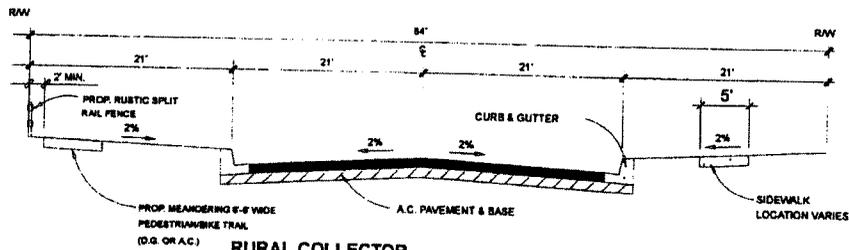
RANCHO VISTAMONTE
 ESCONDIDO, CA

CIRCULATION PLAN
 JACK HENTHORN & ASSOCIATES



RURAL COLLECTOR
 EXISTING ROCKWOOD ROAD
 WEST OF OLD RANCH RD.

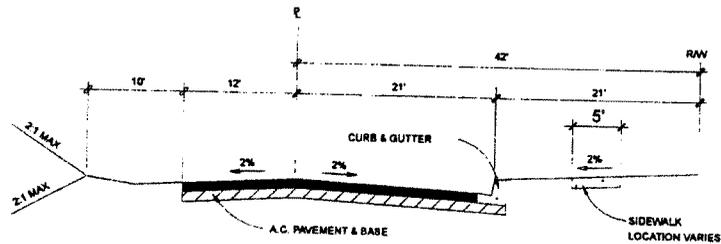
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RURAL COLLECTOR
 ROCKWOOD ROAD

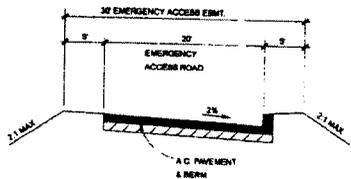
FROM OLD RANCH RD. TO PUBLIC STREET "A"

NOT TO SCALE



RURAL COLLECTOR
 ROCKWOOD ROAD
 FROM PUBLIC ST. "A" TO PRIVATE STREET "E"

NOT TO SCALE

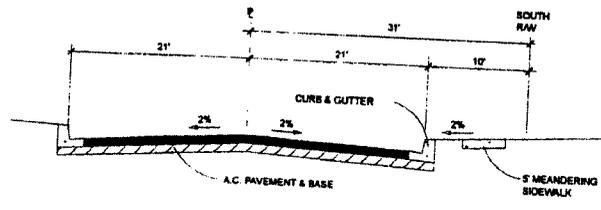


EMERGENCY ACCESS ROAD

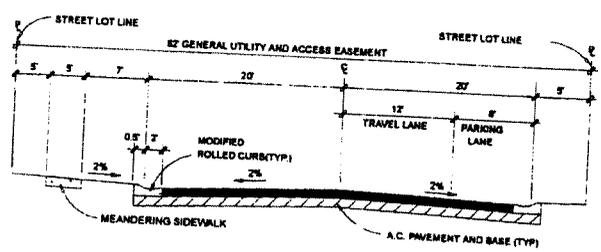
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SOURCE:
 HUNSAKER
 & ASSOCIATES

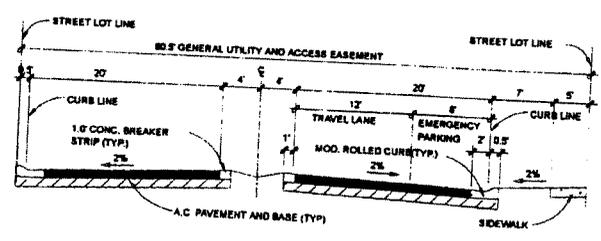
Exhibit 2-3



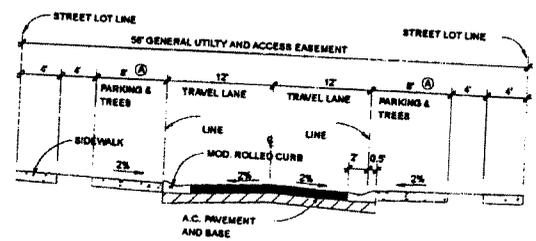
LOCAL COLLECTOR STREET
NOT TO SCALE



PRIVATE COLLECTOR STREET
NOT TO SCALE



PRIVATE RESIDENTIAL STREET "E"
FROM ROCKWOOD RD. TO PVT. ST. "C"
NOT TO SCALE



PRIVATE RESIDENTIAL STREET "B", "C", "D" AND PORT. OF "E"
RESIDENTIAL STREET
NOT TO SCALE

SOURCE:
HUNSAKER & ASSOCIATES
ARCHITECTS

Exhibit 2-4

RANCHO VISTAMONTE
SPECIFIC PLAN

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- 3. Private Streets "B," "C," "D," and portion of "E"- Private Residential Streets

Streets "B," "C," "D," and the portion of "E" within the gated area serve as the general residential streets for the Rancho Vistamonte development. With the exception of Street "E," each private residential street terminates in a cul-de-sac or intersection with another private street or private collector. Each incorporates two 12 ft travel lanes and 4 ft sidewalks within the 56 ft general utility and access easement. On-street parking is not provided on the private residential streets. Additional design criteria for Streets "B" through "E" are shown on Exhibit 2-4.

- 4. Private Street "E" (portion)- Gated Private Residential Street

Street "E" serves as the secondary access to the Rancho Vistamonte development, beginning at its intersection with Rockwood Road and terminating at its intersection with Private Street "D." The portion of Street "E" that extends from the gate to the intersection with Street "D" is described in 3 above. The portion of Street "E" that extends from the Rockwood Road intersection to the gate will be designed as an enhanced secondary entry to the development. This section of Street "E" will incorporate a travel and parking lane and a median. Additional design criteria for Streets "B" through "E" are shown on Exhibit 2-4.

2.3.4 Trail System

In accordance with the Development Agreement, the Rancho Vistamonte development will provide trail linkages for public use. Although these improvements will be located off-site on City-owned property, their association with the Rancho Vistamonte development includes them in the Rancho Vistamonte trail system.

Immediately to the north of the Rancho Vistamonte site, a section of Secondary Rural Trail "FA," East County, Valley View, will be constructed on City property for the use of hikers and bicyclists. In association with the trail construction, a public trailhead will be constructed on City property along Rockwood Road, providing parking for users of the trail.

The Rancho Vistamonte development also proposes to improve pedestrian access in a rural interpretation of the urban trail system widely employed within the more densely developed center of Escondido. The rural walking and biking trail will be along Rockwood Road from Old Ranch Road north to the new San Pasqual Union School. The new trail will be in addition to the existing public monolithic sidewalk, and will be separated from the street and open space with landscaping and fencing to provide a safe environment for pedestrians traveling to and from the Eagle Crest and Rancho Vistamonte developments and the school.

2.4 Public Facilities

2.4.1 Water

Development within the Rancho Vistamonte SPA will receive potable water from the Escondido Municipal Water District.

Minimum fire flow criteria established by the City of Escondido will be used to design the Rancho Vistamonte water mains. The current fire flow demand criteria is 1,500 gallons per minute with a minimum residual pressure of 20 pounds per square inch.

The Rancho Vistamonte Specific Plan will retain approximately 6.6 acres of the existing agricultural lands at residential buildout. The groves will receive water from a private well.

2.4.2 Sewer

Sewer collection for the Rancho Vistamonte SPA will be provided by a conventional system of gravity sewer mains. The on site sewer mains will be located in sewer easements underlying the private internal street system.

One off-site sewer connection to the existing sewer manhole at the intersection of Rockwood Road and Old Ranch Road.

2.4.3 Police Service

Police protection for Rancho Vistamonte SPA will be provided by the Escondido Police Department. Police headquarters are located at 700 West Grand Avenue. The Department has a staff of 157 sworn officers and 71 civilians, resulting in a

ratio of about 1.3 sworn officers per 1,000 population. The Department's staffing needs are evaluated based on specific service level targets.

The City's Quality of Life Standard for police protection is an initial response time of no more than 4 minutes for priority-1 calls (crimes in progress or life threatening, or both), and no more than 6 minutes for priority-2 calls (serious, but not life threatening incidents). The Department has been successful in achieving times close to those standards. Beat 56 will provide police protection for the Rancho Vistamonte area.

2.4.4 Fire Protection

Fire protection for Rancho Vistamonte is provided by the City of Escondido Fire Department. The Department currently has five fire stations serving the City. The station nearest Rancho Vistamonte is Fire Station No. 4, located at 3301 Bear Valley Parkway.

Homes located more than 3 miles or 5 minutes from the nearest fire station require residential sprinklering (13D system, plus one sprinkler head in the garage at the residence entrance). An emergency access route is provided which links SR-78 with Private Street "D" via an all-weather roadway, Old Battlefield Road. This emergency access route will be designed and constructed to the satisfaction of the fire department. Emergency access locations are shown on Exhibit 2-2, Circulation Plan.

Minimum fire flow required by the fire department for Rancho Vistamonte will be 1,500 gpm with a 20 psi residual. Fuel management criteria for Rancho Vistamonte are described in Section 3.4 of Chapter 3.

Paramedic services are provided from Fire Station #2 located at 421 North Midway.

2.4.5 Schools

Rancho Vistamonte is located within the San Pasqual Union School District and the Escondido High School District. The San Pasqual Union School District provides primary education for kindergarten through grade 8. Future students from Rancho Vistamonte in grades K-8 are expected to attend San Pasqual Union School to be completed in September 2001 at 15305 Rockwood Road, less than

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one mile from the site. The existing San Pasqual Union School, located at 16666 San Pasqual Valley Road, currently serves approximately 440 students, operating above capacity by using temporary classrooms located at the San Diego Wild Animal Park. The new school to be constructed on Rockwood Road will have additional capacity to accommodate a maximum of 926 students, although as participants in the state-funded Classroom Size Reduction program (no more than 20 students per class), the intended enrollment is not to exceed 600.

Utilizing the District's combined student generation factor of 0.392 students per dwelling unit, Rancho Vistamonte is expected to generate 31 elementary and middle school students at final buildout.

The Escondido High School District provides schooling for students in grades 9 through 12. Future high school students from Rancho Vistamonte are expected to attend Orange Glen High School at 2200 Glen Ridge Road. The high school is located approximately 5 miles from the project area. The core capacity of Orange Glen High School is currently 2,070 students; enrollment at Orange Glen is currently under capacity, with 1,962 students enrolled. The district's student generation rate of 0.136 students per dwelling unit would yield 11 Rancho Vistamonte high school students.

2.5 Drainage

The Rancho Vistamonte SPA is located within the boundaries of the San Dieguito Basin. The boundary of the basin is shown on Exhibit 2-5.

Storm water runoff from the Rancho Vistamonte site will flow overland across lots to street gutters, after which it will travel for 500 – 1,000 feet via gutter flow to a storm drain inlet. Upon entering the storm drain system, runoff drains via various storm drain pipes to the northern edge of the site. No offsite drainage is conveyed through the onsite storm drain system. Offsite runoff from east of the site will be diverted around the site via brow ditches. Offsite runoff from south of the site will drain through the site via a separate storm drain system and discharge to a drainage course west of Rockwood Road.

The site storm drainage runoff will discharge at the northern edge of the site just east (upstream) of the existing Rockwood Road crossing of the unnamed tributary

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that flows in a westerly direction through the site area. The existing crossing is severely undersized and will be upsized to convey the design peak flow.

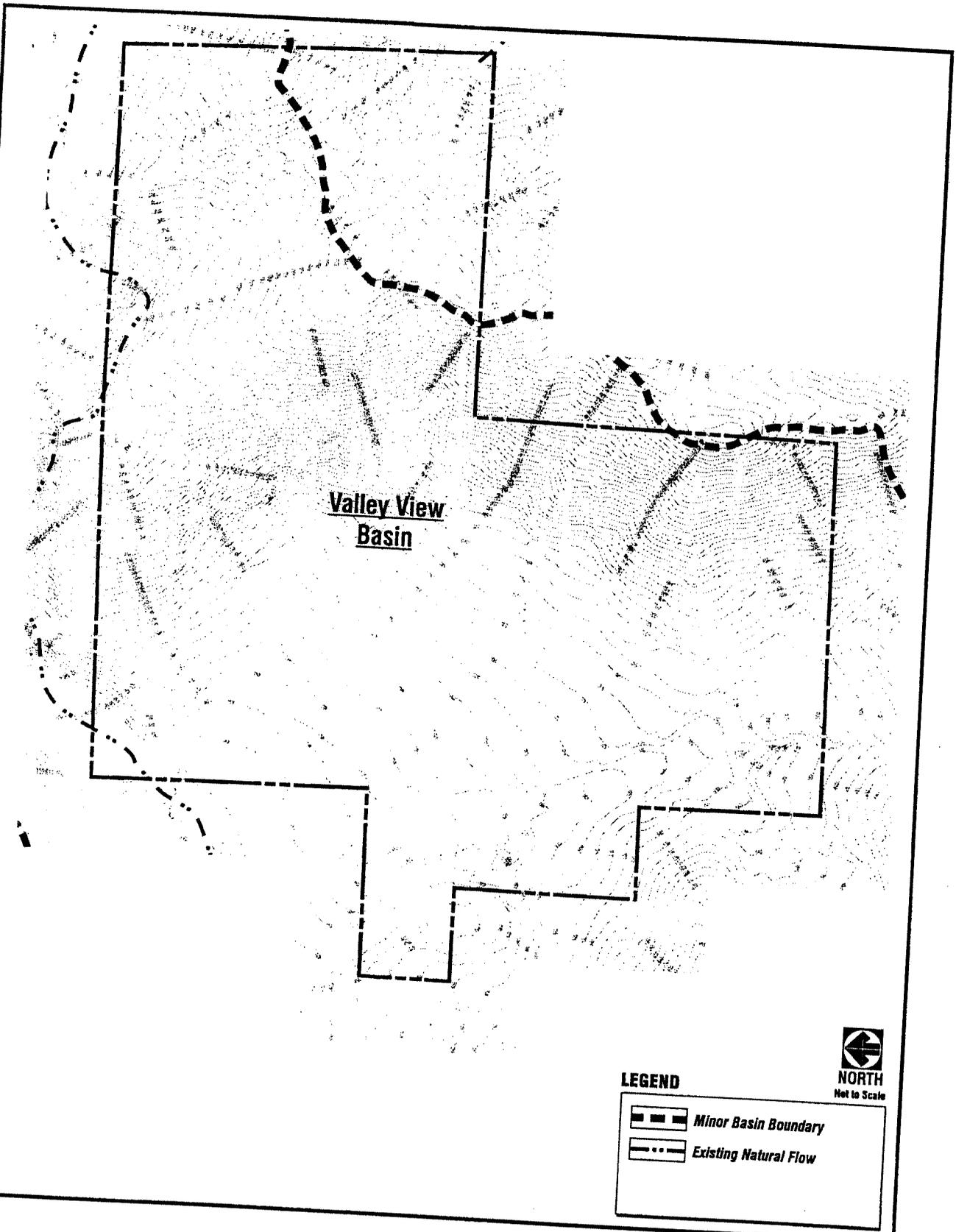


Exhibit 2-5

RANCHO VISTAMONTE
ESCONDIDO, CA

DRAINAGE BASINS
JACK HENTHORN & ASSOCIATES

RANCHO VISTAMONTE

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To treat the first flush runoff volume and comply with Regional Water Quality Control Board standards, a berm will be constructed between the natural drainage course and the site storm drain outfall. This berm will create a storm water quality basin sized to collect runoff resulting from the first 0.6 inches or first flush rainfall event. Mechanical devices may also be used in this basin.

Runoff in excess of the first flush will pass over an emergency spillway weir and drain to the natural drainage course and then to the upsized Rockwood Road culvert structure.

2.6 Open Space

Implementation of the Specific Plan will result in the preservation of approximately 74.4 acres or 56% percent of the SPA as natural open space in addition to the 6.6 acres of avocado groves to be preserved as agricultural open space. The open space system serves two primary functions. First, it acts as an aesthetic amenity to the community. Second, it assures the preservation of significant environmental habitats.

Rancho Vistamonte open space locations are illustrated on the Open Space Plan, Exhibit 2-1.

2.6.1 Natural Open Space

Approximately 60% of the site, 81 acres, will be preserved as open space. The open space area will be comprised of all slopes over 35% grade. The locations of the open space land use areas are depicted on Exhibit 2-1.

The natural open space land use areas support three native plant communities and two sensitive species. The native communities include Diegan coastal sage scrub, mule fat scrub, and coast live oak woodland. Small patches of Englemann oaks and rush-like bristleweed are also found within the open space areas.

The preserved open space areas support habitats that are favored by threatened and sensitive species including the Coastal California gnatcatcher, orange-throated whiptail, and San Diego horn lizards.

Immediately off-site on City-owned, land, the segment of Secondary Local Rural Trail "FA," East County Valley View, will be constructed per the Development Agreement.

2.6.2 Modified Open Space

The areas within the Rancho Vistamonte SPA designated "Modified Open Space" consist of the landscaped manufactured slopes surrounding the Rancho Vistamonte residential development. The modified open space areas serve as an open space buffer between the residential development and the natural open space areas within the larger Rancho Vistamonte SPA.

**RANCHO VISTAMONTE
SPECIFIC PLAN**

**DEVELOPMENT REGULATIONS
AND PROCEDURES**

3.0 DEVELOPMENT REGULATIONS AND PROCEDURES

3.1 Community Design Concept

Chapter 3 provides all of the design standards for development within the Specific Plan Area. Detailed guidelines are given for grading, landscape design and architecture. The Land Use Regulations section serves as the zoning standards for Rancho Vistamonte. The Special Conditions section describes project conditions of approval which are necessary to implement the project development concept.

A variety of design features including grading, landscaping, architecture and streetscape treatments shall be incorporated into the project to establish a strong sense of community identity. Areas with neighborhood or community exposure, specifically slopes, will share in these design treatments to provide a sense of cohesion and continuity.

During final project plan review for each of the residential villages, the grading, site planning, landscaping and architecture will be reviewed in greater detail. In addition to the design guidelines of this chapter, covenants, conditions and restrictions (CC&R's) will be prepared in conjunction with Final Map recordation to provide more specific criteria on allowable and prohibited architectural elements.

3.2 Land Use Regulations

3.2.1 Introduction

The intent of this section is to provide a complete set of land use regulations for each planning area of the Rancho Vistamonte Specific Plan. In effect, this section shall serve as the zoning standards for the Specific Plan Area. This section is divided into two subsections. The first subsection provides definitions for the Specific Plan Area. The second subsection describes development standards.

Land uses not specified in the permitted uses section of the Planning Area Land Use Regulations which are found by the Director of Planning and Building to be consistent with the intent and purpose of the specific planning area and are similar to the allowed uses of the planning area may also be allowed for any of the planning areas. If the Director of Planning and Building is unable to make a determination on a specific land use not listed in the Specific Plan, a noticed,

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public hearing shall be conducted by the Planning Commission. The Planning Commission's determination shall be final unless appealed to the City Council. If appealed, a noticed, public hearing shall be held by the City Council and the City Council's determination shall be final.

3.2.2 Definitions

1. *Accessory* means a use customarily incidental to a building, part of a building or structure, which is subordinate to and the use of which is incidental to and detached from the main building, structure or use of the same lot. If an accessory building is attached to the main building either by a common wall, or if the roof of the accessory building is a continuation of the roof of the main building, such accessory building shall be considered a part of the main building.
2. *Accessory use* means a use incidental and accessory to the principal use of a lot or a building located upon the same lot as the accessory use.
3. *Area of lot* means the total horizontal area included within ownership lot lines.
4. *Building height* means the vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to a point midway between the highest and lowest points on the roof; provided that chimneys, spires, towers, tanks and similar projections shall not be included in the height.
5. *Commercially identified passenger vehicle* means any standard passenger vehicle including cars, vans, mini-vans, sports utility vehicles, and pickup trucks used in the course of a commercial venture and identified by company logos or other permanent graphics affixed to the exterior of the vehicle. This definition does not extend to tractor-trailers, "bobtails," or passenger vehicles augmented with bodywork not normally associated with private passenger vehicles.
6. *Frontage* means that property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting and intercepting streets, and unsubdivided acreage.

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- 7. *Home occupation* means any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof or does not adversely affect the uses permitted in the zone of which it is a part. A home occupation must satisfy the conditions set forth in Article 44 of the Escondido Zoning Code.
- 8. *Lot area* means the total area measured in a horizontal plane, included within the lot lines of the lot.
- 9. *Lot coverage* means the total horizontal area of a lot covered by any building which extends more than 3 feet above the surface of the ground level and including any covered parking spaces. Covered patios shall not be considered as lot coverage provided that said patios not more than 50 percent enclosed.
- 10. *Lot width* means the horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.
- 11. *Recreational vehicle (RV)* means any vehicle (self-propelled or drawn by another vehicle), including campers, motor homes, travel trailers, boats and other vehicles, whose major intended use is for recreational purposes.
- 12. *Use* means the purpose of which premises or a building thereon is designed, arranged or intended, or for which it is or may be occupied or maintained.

3.2.3 Planning Area Land Use Regulations — Residential Area

A. Description

The Rancho Vistamonte Specific Plan allows up to 80 residential dwelling units. Minimum allowable lot size within the residential land use areas is 10,000 square feet.

Residential development shall be a mix of one- and two-story units. A minimum of 20% of the units constructed shall be single story.

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Each residential lot takes access from a private street. All designated landscape open space slopes will be maintained by the Rancho Vistamonte Homeowners' Association.

B. Permitted Principal Uses

Single-family detached dwellings are permitted in the residential land use areas.

C. Permitted Accessory Uses And Structures

Accessory uses and structures are permitted in the residential land use areas in accordance with the provision of Section 33-162 of the Escondido Zoning Code.

D. Conditional Uses And Structures

Accessory uses and structures are permitted in the residential land use areas in accordance with the provision of Section 33-163 of the Escondido Zoning Code.

E. Parcel Requirements

1. Lot Area — The minimum lot area of any residential lot in the Rancho Vistamonte project shall be 10,000 square feet.
2. Lot Width — Pursuant to Escondido Zoning Code Section 33-160, and with the exception of flag lots and cul-de-sacs, the average lot width of all lots within the Rancho Vistamonte development will be not less than 80 feet.
3. Flag Lots — Flag lots may be created if all of the following requirements are met:
 - a. The body of the lot meets the village lot area and lot width requirements;
 - b. The lot has at least 20 feet of frontage on a public street.

F. Yard Requirements

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1. Front Yard — Each residential lot shall have a front yard of not less than 20 feet in depth.

A required front yard shall not be used for vehicle parking except such portion as is devoted to driveway use. No trailer, travel trailer, camper or boat may be stored or parked in a required front yard for any period exceeding 24 hours.

2. Side Yard — Side yard for each residential lot shall be at least 5 feet, with a minimum of 15 feet combined (adjacent) side yards.

On corner lots, the side yard which is contiguous to the street shall not be less than 10 feet in width, except that a garage having access which is perpendicular to the street shall be set back at least 20 feet from the street property line. A required side yard shall not be used for vehicle parking except such portion as is devoted to driveway use.

3. Rear Yard — Each residential lot shall have a rear yard of not less than 20 feet in depth.

4. Projections — The following structures may be erected or projected into any required yard:

- a. Fences and walls in accordance with Section 33-1080 of the Escondido Zoning Code;
- b. Landscape elements, including trees, shrubs and other plants, except that no hedge shall be grown or maintained at a height or location other than that permitted by city codes or ordinances.
- c. Bay windows, fireplaces, balconies, decks, eaves, buttresses, potshelves, latticework, foundation columns and facades or other similar architectural features may project a maximum of 2' into the required yard. A fire place in combination with a media/storage niche may project a maximum depth of 2' and length of 12.' Balconies/decks may project up to 8' into rear yard setbacks.

G. Building Requirements

1. Building Height — No residential lot shall have a building or structure in excess of 35 feet in height. Single story residential units shall not exceed 24 feet in height.
2. Distance Between Buildings — The distance between any accessory building and a dwelling unit shall be not less than 10 feet.
3. Lot Coverage — All buildings, including accessory buildings and structures, shall cover not more than 50 percent of the area of the residential lot.
4. Building Materials — It is anticipated that the Rancho Vistamonte residential project will incorporate natural and naturalistic building materials (i.e.: wood, stone, stucco) and a color scheme that blends with the natural setting.
5. Architecture — It is anticipated that the Rancho Vistamonte residential project will incorporate traditional, semi-custom architectural styles.

H. Parking Requirements

Each residential lot shall have on the same lot an enclosed structure suitable for providing automobile shelter with space for at least two automobiles for each dwelling unit. Three-car garages may include tandem spaces. All garage doors shall be supplied with automatic garage door openers.

The following special conditions also apply:

1. Recreational vehicles may not be parked and/or stored anywhere within the Rancho Vistamonte development.
2. Commercial vehicles, other than commercially identified passenger vehicles, may not be parked and/or stored anywhere within the Rancho Vistamonte development.

RANCHO VISTAMONTE
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Landscaping

1. Residential Landscape Standards - General — Sections 33-1325, Standards for Landscaping, and 33-1329(a)(1), Residential Development, of the Escondido Zoning Code, shall apply for all residential lots.
2. Street Trees — Street trees shall be installed and maintained per Section 33-1333 of the Escondido Zoning Code. One street tree is required for every 30 linear feet of frontage. This calculation establishes the number of required trees. The trees may be grouped or evenly spaced.
3. Slope Treatments — Slope treatment requirements are explained in Section 3.4, Landscape Implementation, of this chapter.
4. Fuel Management Zone — Fuel management zone requirements are described in Section 3.4 of this chapter.
5. Fencing — Fence requirements are described in Section 3.4, Landscape Implementation, of this chapter.

I. Other Requirements

1. Subdivision Sales Complex — One subdivision sales complex may be temporarily located within the development. The sales complex may include a sales office and/or up to four model homes with a temporary parking area.

3.2.4 Planning Area Land Use Regulations — Open Space

A. Description

Approximately 60% of the site, 81 acres, will be preserved as open space. The open space area will be comprised of all slopes over 35% grade. Immediately off-site on City-owned, land, the segment of Secondary Local Rural Trail "FA," East County Valley View, will be constructed per the Development Agreement. The locations of the open space land use areas are depicted on Exhibit 2-1.

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The natural open space land use areas support the majority of the sensitive habitats onsite, including three native plant communities and two rare plant communities. The native communities include disturbed Diegan coastal sage scrub, mule-fat scrub, and coast live oak woodland. Small patches of Englemann oaks (*Quercus englemannii*) and rush-like bristleweed (*Machaeranthera juncea*) are also found within the open space areas.

B. Permitted Principal Uses

Permitted uses within the open space land use areas include the following:

- Continuation of existing agricultural operations
- Habitat conservation and restoration
- Fire suppression maintenance
- Maintenance of drainage facilities
- Extension of utilities
- Communication antennas, pursuant to Chapter 33, Article 3 and Chapter 33, Article 34 of the Escondido Zoning Ordinance

C. Continuation of Existing Agricultural Operations

Pursuant to Section 33-41 of the Escondido Municipal Code, certain agricultural uses are permitted on land contained within an open space zone. The Rancho Vistamonte SPA currently contains one 6.6-acre avocado grove located within the open space zone, abutting the development area for the Rancho Vistamonte development. Due to the limited acreage of the existing operation and the proximity to residential development, the following special conditions apply to the continuation of the existing agricultural operation within the Rancho Vistamonte SPA.

1. Permitted Agricultural Uses

Within the aforementioned 6.6 area of the open space zone currently under cultivation as an avocado grove, the following agricultural uses are permitted:

- Field crops

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- Orchards and groves
- Vineyards

The existing agricultural use may convert to or incorporate any of the above-listed agriculture uses.

2. Prohibited Agricultural Uses and Structures

The conversion of the existing grove to any livestock operation, including but not limited to cattle, equine, swine, poultry, and/or exotics such as ostrich, is prohibited.

Commercial structures, including shops and stands, intended for the direct marketing of the agricultural products produced on the 6.6 acre grove site are also prohibited.

3. Management of Adjacent Residential Development

Future residential development adjacent to the existing 6.6 acre agricultural operation must be sensitive to the pre-existing and permitted agricultural use.

Prior to close of escrow, all future property owners of individual residential lots abutting the existing agricultural operation shall receive adequate written notice of the adjacent land use. The disclosure statement shall include at a minimum:

- i. Type of agricultural use (grove, orchard, field crops) and products
- ii. Notice of days and hours of operation
- iii. Information regarding noise, dust, and chemicals generated on or used by the agricultural operation.
- iv. Any other issue specific to the agricultural operation that may be perceived by the developer as potentially conflicting with the

**RANCHO VISTAMONTE
SPECIFIC PLAN**

**DEVELOPMENT REGULATIONS
AND PROCEDURES**

intended atmosphere of the residential development.

D. Maintenance of Open Space

There are two alternatives for the maintenance of the open space land use areas within the Rancho Vistamonte SPA.

1. Homeowners' Association

The homeowners' association for the anticipated development may assume ownership and the responsibility for the maintenance of the open space land use areas.

2. Transfer to Third Party

As an option to homeowners' association ownership of open space areas, such areas may be transferred to third parties for purposes of maintenance and/or conservation. Such third parties shall assume the full responsibility for maintaining the open space uses as required by this specific plan and associated development project approvals.

Continuation of existing agricultural uses within the area designated as open space is permitted. The regulation of the operational aspects of these uses shall be provided in the required project CC&R's.

3.3 Grading

All grading within the Rancho Vistamonte SPA shall comply with the Escondido Grading Ordinance as contained in Chapter 33, Article 55 of the Escondido Municipal Code and any terms and conditions described in the Rancho Vistamonte Development Agreement. Slopes which require grading exemptions are illustrated on Exhibit 3-1.

GRADING EXEMPTIONS

A grading exemption is requested for slope heights per article 55. Excavation and Grading Section 33-1066(b)1-6

- (B1) (b)(1) Fill slopes over 5 feet in height at Rockwood Road and south of Lot 40.

A fill slope up to 35 feet in height adjacent to Rockwood Road is needed for construction for the existing road alignment and I.O.D.

A fill slope up to 16 feet in height south of lot 40 is needed to construct drainage facilities.

- (B2) (b)(2) A fill slope over 20 feet in height west of lots 37 and 38.

A fill slope up to 32 feet in height is needed to construct drainage facilities.

- (B4) (b)(4) A cut slope south and west of Lot 42.

A cut slope up to 42 feet is due to the alignment of Rockwood Road and the need for a secondary access to Rockwood Road.

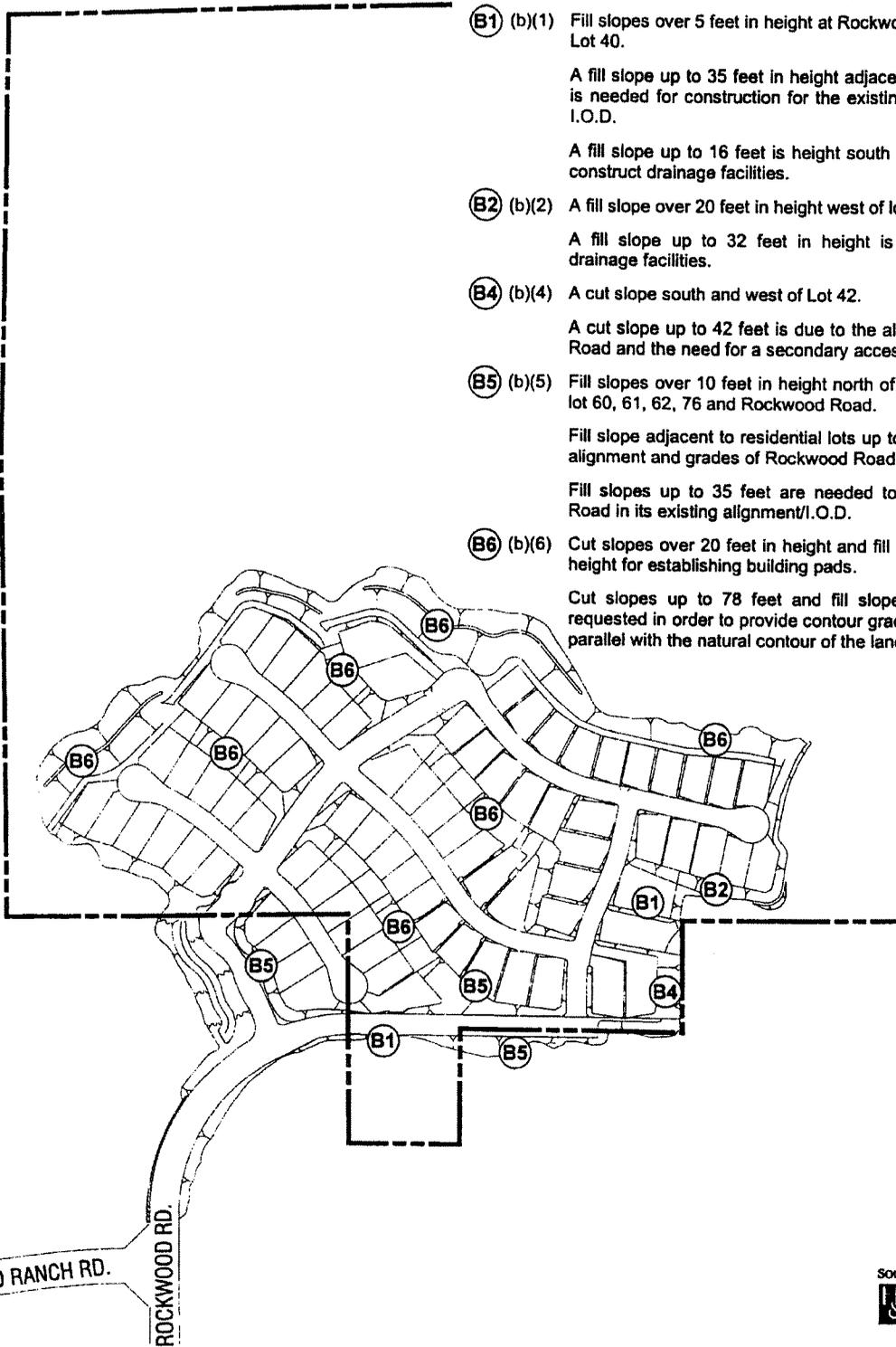
- (B5) (b)(5) Fill slopes over 10 feet in height north of lots 77 to 80, west of lot 60, 61, 62, 76 and Rockwood Road.

Fill slope adjacent to residential lots up to 42 feet is due to the alignment and grades of Rockwood Road.

Fill slopes up to 35 feet are needed to construct Rockwood Road in its existing alignment/I.O.D.

- (B6) (b)(6) Cut slopes over 20 feet in height and fill slopes over 10 feet in height for establishing building pads.

Cut slopes up to 78 feet and fill slopes up to 42 feet are requested in order to provide contour grading and development parallel with the natural contour of the land.



SOURCE:
 HUNSAKER & ASSOCIATES
 NORTH
 Not to Scale

Exhibit 3-1

RANCHO VISTAMONTE
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DEVELOPMENT REGULATIONS
AND PROCEDURES

3.4 Landscape Concept Plan

All landscaping within the Rancho Vistamonte SPA, including all residential, slope, and streetscape landscaping, shall comply with Section 33-1320 through Section 33-1327 and Sections 33-1329 through Section 33-1334 of the Escondido Municipal Code, as well as any additional requirements stipulated in the Rancho Vistamonte Development Agreement. The proposed landscape plan for the Rancho Vistamonte development project is illustrated on Exhibit 3-2.

3.5 Architectural Design Guidelines

3.5.1 General Requirements

In accordance with the Escondido General Plan, the Rancho Vistamonte residential development project is proposed to be an upscale, single-family residential community. The 80-unit residential development is to be composed of no less than 20% single-story units, with the remainder including two-story and two-story with single-story elements.

3.5.2 Architectural Style and Building Materials

Although housing products, lot sizes and sales prices may vary, it is intended that final architectural styles of the Rancho Vistamonte residential development will reflect many of the characteristics found in older, rural communities. Traditional architectural details and design elements are preferred although the project may consist of product exhibiting a variety of architectural styles. In addition, to blend with the natural environment and preserve the rural character of the Rancho Vistamonte SPA, building accent materials and facades should include a mix of wood, stone, and other naturally appearing materials.

3.5.3 Color

The color palette should likewise reflect and blend with the natural setting. Colors should not be bright, reflective, metallic, or otherwise visually out of character with the natural setting. Roof tile colors may vary. Typical roof colors should be in keeping with the natural setting.

3.5.4 Additional Development Standards

The following Development Standards are designed with the goal of maintaining the aesthetic beauty and harmony of the community.

A. Development Pattern and Building Orientation

1. A healthy mix of one-and two-story floor plans and varied designs shall be provided to create variety and interest.
2. The incorporation of two-story floor plans with one-story architectural elements is encouraged to promote a blending with single-story architecture within the same street scene.
3. One-story massing on the ends of some two-story buildings is encouraged to soften building massing.
4. Long, unbroken faces without offset shall be minimized. Offsets and articulation of building mass should reflect the organization of the floor plans.
5. Reverse building plans should be employed to add building articulation.

B. Architectural Standards for Residential Lots

1. Structural or Material Additions or Alterations

Exteriors of any buildings and any alteration to buildings, shall conform to the materials, colors, character and detailing as described below:

- a. Exterior plaster or stucco is the primary wall surface material to be utilized.
- b. Accent materials may include wood, brick, tile, glass block, river rock, and appropriate stone.

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- c. Patio sun shades, arbors, and trellis structures shall be of wood construction only, with the exception of vertical supports which may be of stucco or masonry. No aluminum, metal, plastic, fiberglass, cloth, composition shingle, or tile may be used. Patio covers shall not exceed the maximum height of 12 feet.
- d. Structures must be stained or painted to match or be complementary with colors used for the residential dwelling.
- e. Detached accessory structures must be (a) open structures, such as trellises and gazebos; (b) enclosed structures such as tool sheds or tool barns; (c) located in rear yards only (or in side yards of oversize or flag lots) and shall be set back as noted in section 2 below; and have (d) a maximum square footage not to exceed 150 square feet or one and one half percent (1 ½ %) of the area of the particular lot, whichever is greater; and (e) a maximum height of 12 feet. Detached accessory structure that adversely impact neighboring lots will not be permitted. No detached accessory structure shall be used at any time, temporarily or permanently for human occupancy.
- f. Attached accessory structure must (a) be open structures only, such as trellises (enclosed accessory structures shall not be permitted except on oversized or flag lots); (b) not extend more than 12 feet into the rear yard; (c) not extend beyond the edge of the building to which it is attached; (d) have a maximum height of 12 feet; and (e) comply with setback requirements as noted in section 2 below.
- g. For pools, spas, and hot tubs, all accessory equipment shall (a) be screened from the view of any adjoining lot and from the public view from any public or private street or

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common areas, with acceptable fence or wall material; (b) be located and sound attenuated in compliance with local codes; (c) set back a minimum of 5 feet from rear and side property lines; and (d) conform to all laws and regulations of Public Agencies having jurisdiction.

Gas fired heaters shall be stackless or low profile in configuration.

2. Setbacks and height restrictions

The following are the setbacks for the siting of homes within the Rancho Vistamonte residential development. These same setback requirements shall be applied to any additions or modifications to existing structures:

a. Front yard setbacks

20' minimum to house

b. Side yard setbacks

- i. 15' minimum combined (adjacent) side yards
- ii. 5' minimum to house
- iii. 15' minimum between houses
- iv. 10' minimum to house on corner lots

c. Rear yard setbacks (measured from property line)

20' minimum to house

d. Building height

35' maximum (for two story homes) and 24' (for one story homes) measured from finished floor to high point of roof (excludes chimneys)

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e. Allowed projections into setbacks

Bay windows, fireplaces, balconies, decks, eaves, buttresses, potshelves, latticework, foundation columns and facades or other similar architectural features may project a maximum of 2' into the required yard. A fireplace in combination with a media/storage niche may project a maximum depth of 2' and length of 12'. Balconies/decks may project up to 8' into rear yard setback.

f. Disallowed projections

No projections of any type shall be placed above the roof of any residential dwelling, except one or more chimneys and vent stacks. In addition, no exterior radio antenna, "C.B." antenna, ham radio or other similar radio receiving or broadcasting device shall be permitted.

3. Fencing/Walls

- a. Walls and fences shall be of masonry, stone, stucco, tubular steel or tempered glass with color treatment consistent and integral with adjacent buildings.
- b. No fencing/walls shall exceed the maximum height of 6 feet.

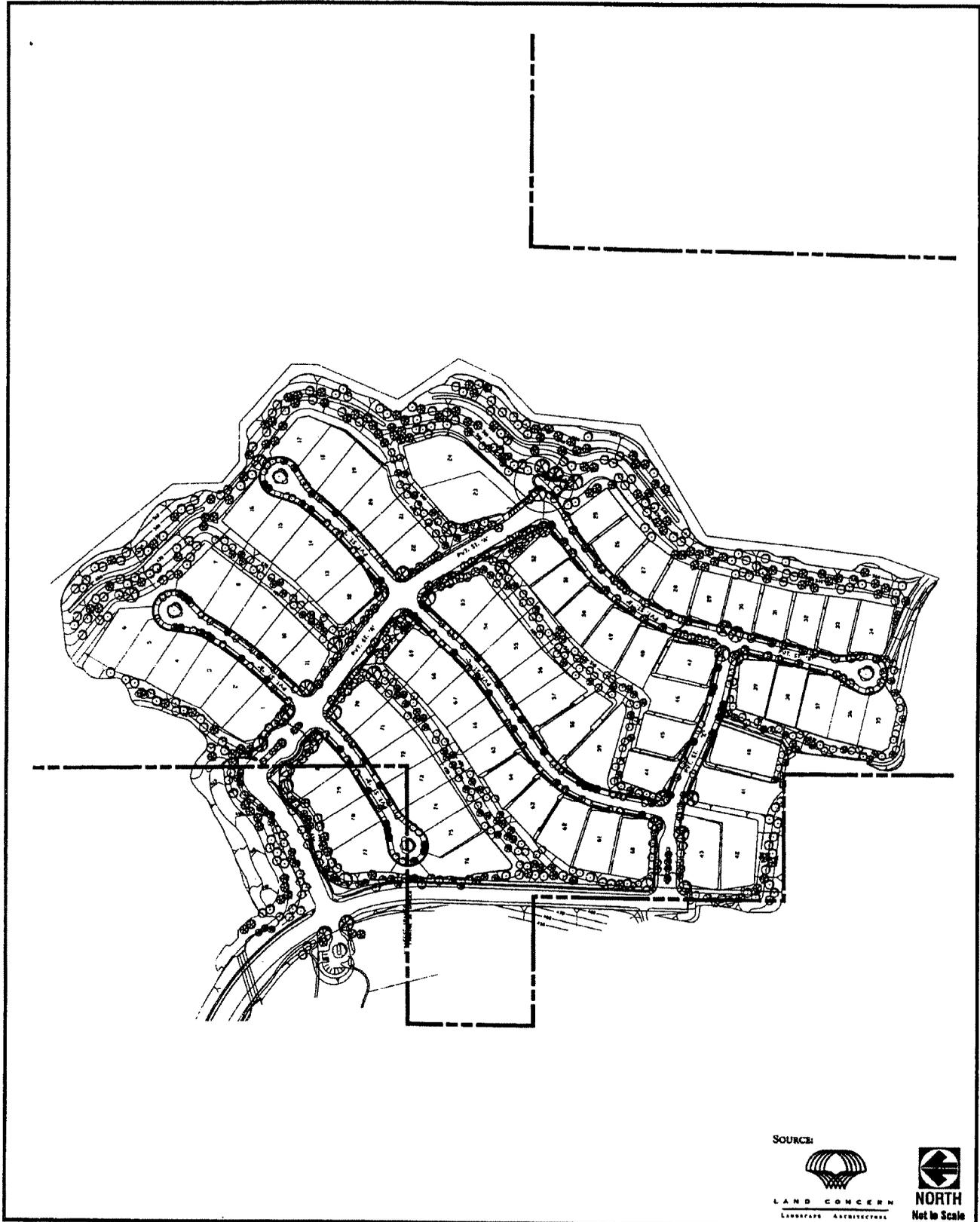
C. General Conditions for Modification of Residential Lots

- 1. Building permits from the City of Escondido may be required for certain improvements. The Applicant shall obtain homeowners' association approval of exterior improvements requiring a building permit prior to requesting such a permit from the City.

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2. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks, or other community areas.



SOURCE:



LAND CONCERN
LANDSCAPE ARCHITECTURE



NORTH
Not to Scale

Exhibit 3-2

RANCHO VISTAMONTE
ESCONDIDO, CA

LANDSCAPE CONCEPT PLAN

JACK HENTHORN & ASSOCIATES

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4.0 PROJECT IMPLEMENTATION

4.1 Introduction- Project Implementation

Chapter 4 establishes the steps that are necessary for the implementation of the Rancho Vistamonte Specific Plan. Initial actions by the Escondido City Council include certification of the Environmental Impact Report, and approvals of amendments to the General Plan modifying SPA boundaries, Zone Reclassifications, this Specific Plan document, a Development Agreement, and the project Tentative Map.

Future development requirements will include annexation into the Metropolitan Water District, final project plans for the residential area, U.S. Army Corps 404 Permit and a 1603 Streambed Alteration Agreement with the California Department of Fish and Game. Proposed land uses which require the approval of Conditional Use Permits, as described in Section 3.2.3 of Chapter 3, may also be processed.

During the development life of the Rancho Vistamonte Specific Plan changes may be needed which will require amendments to the Specific Plan. The Specific Plan Amendment process is described in Section 4.11 of this chapter.

4.2 General Plan Amendment

Prior to approval of this Specific Plan, the Escondido General Plan land use designations for the Rancho Vistamonte property were split between SPA 4, Valley View and SPA 3, Cloverdale Ranch/ Eagle Crest. The locations of the boundaries of the SPA areas are shown on Exhibit 1-2. In conjunction with the approval of the Rancho Vistamonte Specific Plan, the Escondido City Council will amend the Escondido General Plan to adjust the boundaries of SPA's 4 and 3. Such boundary amendment shall not result in a change in acreage or development yield in either SPA.

As a result of this General Plan Amendment, and as a part of the Development Agreement, the owner of the Rancho Vistamonte property and the City of Escondido will transfer ownership of equivalent 2.6-acre areas. This will consolidate the respective ownerships so that the City will hold title to all land south and west of Rockwood Road while the Rancho Vistamonte ownership will be consolidated east of Rockwood. The General Plan text will not require

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modification due to the equivalent exchange of ownership between the City and the developer. The General Plan defines the location and area of each SPA, the character of the intended development, proposed land uses and intensities, pertinent conditions and restrictions for development, and demonstrates how the SPA furthers the goals and objectives of the General Plan and will not be affected by this minor modification.

4.3 Development Agreement

The Rancho Vistamonte Development Agreement will be submitted and processed as a separate document. It will include the public benefits required by the General Plan to achieve the requested project density allocation.

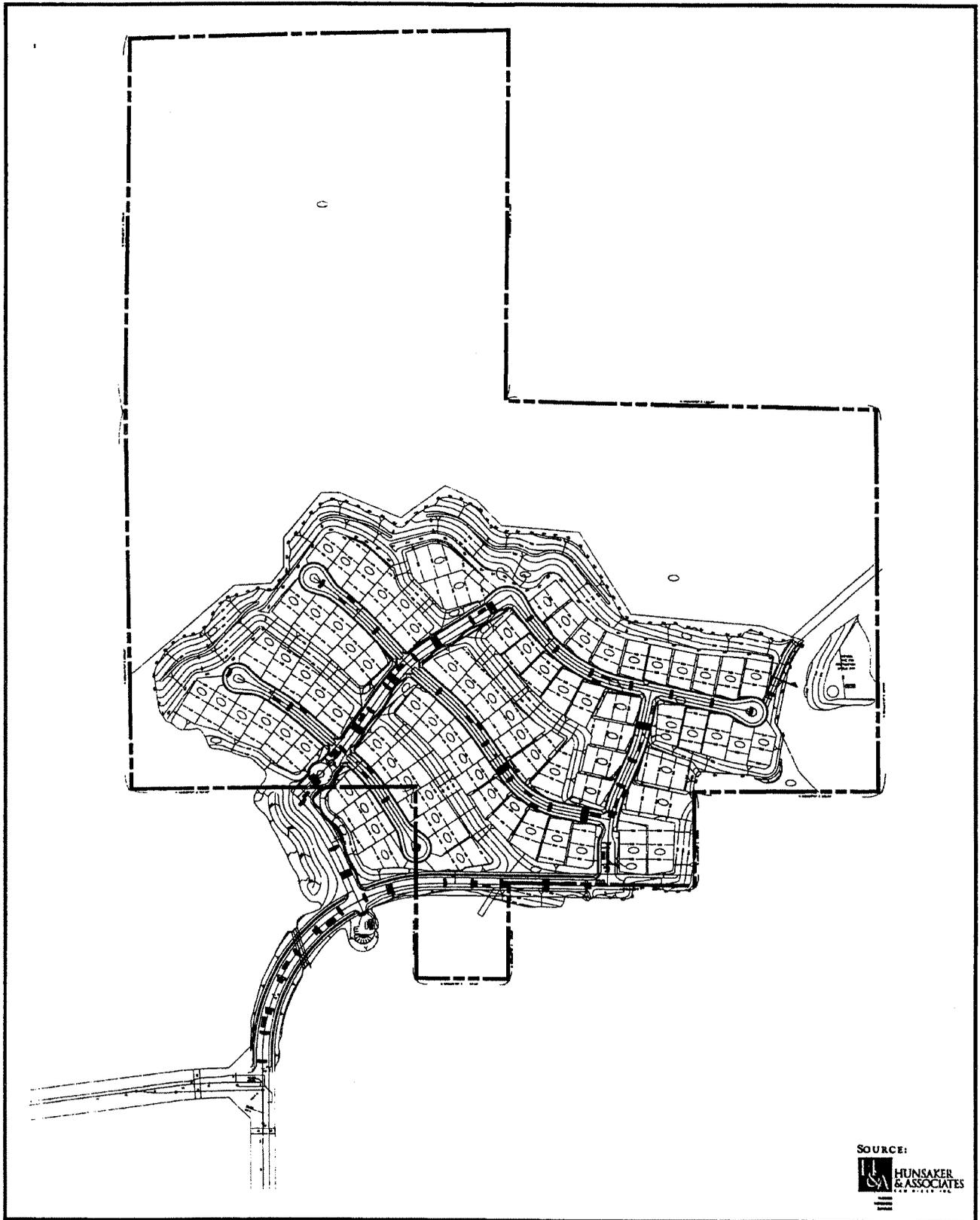
4.4 Specific Plan

The Rancho Vistamonte Specific Plan consists of this text and associated exhibits. The Specific Plan becomes, in effect, the general plan, zoning ordinance and grading ordinance for the Rancho Vistamonte SPA. Major topics addressed in the Specific Plan include land use, circulation, open space, agriculture, grading, architecture, landscape design and environmental management. A description of the permitted uses, site development standards and special design criteria are provided in Chapters 2 and 3 of the Specific Plan. The Rancho Vistamonte Specific Plan will be reviewed by the Escondido Planning Commission and City Council and adopted by City Council Resolution.

4.5 Tentative Subdivision Map

Tentative Subdivision Map 833 with Grading Exemptions was concurrently submitted and reviewed for approval with the Rancho Vistamonte Specific Plan. The map encompasses the entire Rancho Vistamonte SPA and also describes off-site infrastructure improvements, one open space lot, 80 residential lots, and two public street rights-of-way are delineated by the map.

The Rancho Vistamonte Tentative Subdivision Map will be implemented through the recordation of one or more Final Maps. The Rancho Vistamonte Tentative Subdivision Map and Grading Exemptions will be reviewed by the Escondido Planning Commission and City Council and approved by City Council Resolution. The tentative subdivision map is shown on Exhibit 4-1. Grading Exemptions are shown on Exhibit 3-1.



SOURCE:
 HUNSAKER
& ASSOCIATES
ARCHITECTS

Exhibit 4-1

RANCHO VISTAMONTE
ESCONDIDO, CA

TENTATIVE MAP

 **JACK HENTHORN & ASSOCIATES**

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4.6 Environmental Impact Report

An Environmental Impact Report (EIR) was prepared for the Rancho Vistamonte General Plan Amendment, Specific Plan, Zone Reclassification, Annexation and Sphere of Influence Amendment, and Tentative Subdivision Map in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA). The EIR (ER _____) examined all potentially significant environmental impacts associated with the project and identified mitigation measures capable of avoiding or substantially lessening those impacts. The EIR also presents a Mitigation Monitoring and Reporting Program which assures that the mitigation measures identified by the EIR will be successfully implemented. The Mitigation Monitoring and Reporting Program is included in the Specific Plan Appendices. The Rancho Vistamonte EIR was reviewed by the Escondido Planning Commission and City Council. The Rancho Vistamonte Final EIR was certified by City Council Resolution No. _____ on December _____.

4.7 Phasing Plan

The objective of the Rancho Vistamonte Phasing Plan is to coordinate the provisions for enhanced public facilities and services with a logical sequence and pattern of residential development. The sequence of the development is dictated by grading, circulation improvements and public utility requirements. Implementation of the Specific Plan will be accomplished through a two-phased development plan. Phase I development will consist of infrastructure development. Phase II development will include the residential development in accordance with the phased final map.

Over the development lifetime of the project, the Rancho Vistamonte Phasing Plan may change in response to changing market conditions or other currently unforeseen conditions. The phasing of development may be modified provided it can be shown that the modifications are in conformance with the provisions of the Rancho Vistamonte Specific Plan and that all required public improvements will be provided at time of need as determined by the City Engineer. Amendments to the Phasing Plan are considered administrative in nature and may be approved by the Director of Planning and Building, as described in Section 4.11 of this Chapter.

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4.8 Final Project Plans

The primary purpose of final project plans is to determine that the Rancho Vistamonte project is being developed in a manner that conforms with the goals and standards specified by the Rancho Vistamonte Specific Plan and to assure compatibility with all appropriate City policies and ordinances. Prior to the issuance of building permits for any Rancho Vistamonte residential development, a final project plan shall be submitted for review. .

4.8.1 Final Project Plan Application

Final project plans are to be submitted to the Planning Division for review and shall include the following documents and materials:

1. A final grading plan. All grading within the Rancho Vistamonte SPA shall comply with the City's Grading Ordinance, except for the grading exemptions noted in Chapter 3. Minor grading changes which do not exceed 1.0 foot vertically for perimeter grading adjacent to or within 100 feet of existing off-site developed areas, and which do not exceed 3.0 feet vertically for other project areas, shall be allowed if approved by both the City Engineer and Director of Planning and Building.
2. A phasing program which explains the final project plan's relationship to the Rancho Vistamonte Phasing Plan described in Section 4.7 of this chapter. The village phasing plan shall describe the chronological order of development within the area of the final project plan.
3. Documentation of conformance with the certified Final EIR and mitigation monitoring program. Written documentation shall be submitted, identifying all appropriate mitigation measures from the Final EIR which relate to the final project plan area. Compliance of the Final Project Plan with these measures shall be described.
4. If the final project plan area includes grading which will eliminate wetlands identified in the Rancho Vistamonte Final EIR, the developer shall be required to obtain all necessary approvals from the State Department of Fish and Game, California Regional Water Quality Control Board, and the U.S. Army Corps of Engineers.

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5. A site plan illustrating unit location for each lot.
6. Detailed elevations of all sides of each building model.
7. Floor plans for each home model.
8. Color boards which depict finishes and colors.
9. Covenants, Conditions and Restrictions (CC&R's).
10. Site plan for temporary model home complex, if proposed.
11. Sign programs.
12. Fencing plans.
13. Complete landscape working drawings and detailed irrigation plans. The landscape plans may be submitted concurrently with the final project plan application or submitted after all other final project plan documents have been approved.

4.8.2 Final Project Plan Review

The final project plan shall be reviewed by the Director of Planning and Building Department for conformance to the approved Rancho Vistamonte Specific Plan. The Director shall have the authority to approve, approve with conditions, or deny the final project plan application. Decisions of the Director may be appealed to the Planning Commission within 10 calendar days of the memorandum of the decision. The Planning Commission, in a public hearing, shall affirm, reverse or modify the decision of the Director of Planning and Building. The Planning Commission decision may be appealed to the City Council within 10 calendar days of resolution or memorandum of decision. The City Council, in a public hearing, shall affirm, reverse or modify the Planning Commission's decision. The City Council's decision shall be final.

4.9 Homeowners' Association

The developer shall establish a homeowners' association for the Rancho Vistamonte SPA. The homeowners' association shall include representative owners and shall prepare Covenants, Conditions and Restrictions (CC&R's),

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which control the private uses, maintenance and development standards for the Specific Plan. The CC&R's shall be submitted to the Planning Division for review prior to approval of the first final map.

The developer shall submit a master maintenance plan showing all areas to be maintained by the homeowners' association to the Engineering Department and Planning Division prior to final map approval. The maintenance areas may include the open space land use areas.

As an option to homeowners' association ownership and maintenance of open space areas, such areas may be transferred to third parties for purposes of maintenance and/or conservation. Such third parties shall assume the full responsibility for maintaining the open space uses as required by this Specific Plan and associated development project approvals.

4.10 Other Project Approvals

In addition to the approvals described above, development of the Rancho Vistamonte SPA may require the following approvals:

1. U.S. ARMY CORPS OF ENGINEERS - A U.S. Army Corps of Engineers 404 Permit may be required to allow residential development to encroach into wetland areas.
2. CALIFORNIA DEPARTMENT OF FISH & GAME - A Fish & Game 1603 Streambed Alteration Agreement may be required in conjunction with the Rancho Vistamonte Wetlands encroachment
3. LAFCO approval of annexation to the City of Escondido and the Metropolitan Water District, as well as a Sphere of Influence Amendment.

4.11 Specific Plan Amendments

Approval of this Specific Plan signifies acceptance by the City of Escondido of a general framework and specific development standards for the Rancho Vistamonte SPA. It is anticipated that certain modifications to the Specific Plan text and exhibits may be necessary during the life of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are

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divided into two categories. Administrative amendments allow for mirror changes to the Specific Plan and may be approved by the Director of Planning and Building. All other proposed changes are considered formal amendments and shall be reviewed for approval by the Planning Commission and City Council. All amendments must be consistent with the General Plan and this Specific Plan.

4.11.1 Administrative Amendments

Upon the determination by the Director of Planning and Building, certain minor modifications to the Specific Plan text and/or exhibits may not require formal amendment proceedings (i.e. through public hearings). The Director of Planning and Building has the authority to administratively approve modifications to the Rancho Vistamonte Specific Plan as follows:

1. Expansions or reductions of the geographic area covered by a planning area. The land area modification shall not exceed by more than 5 percent, the gross acreage of the planning area, provided all other land use requirements can be met.
2. Minor realignments or modifications of internal streets serving the project, lot lines, easement locations and grading adjustments, if also approved by the City Engineer.
3. Modifications of design features such as architectural details, paving and entry treatments, fencing, lighting and landscaping, including open space areas, may be approved providing the modifications are in keeping with the design elements described in the Specific Plan.
4. Amendments to approved final project plans as described in Section 4.8 of this chapter may be allowed.
5. Changes to the Rancho Vistamonte Phasing Plan.
6. Adjustments of required setbacks, not to exceed 25 percent.

4.11.2 Formal Amendments

All Specific Plan modifications which do not meet the criteria of an administrative amendment, as described in this chapter, shall be deemed to

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require a formal amendment of the approved Specific Plan. All formal amendments shall be reviewed for approval by the Escondido Planning Commission and City Council. These amendments shall be processed pursuant to the same review process described for Amendments and Zone Changes, Division 4, Article 61, of the Escondido Zoning Code.

4.11.3 Amendment Applications

Whether classified as administrative or formal amendments, all such changes to the Specific Plan shall reflect the same comprehensive analysis which was undertaken in the adoption of the Specific Plan and may require additional environmental review. The amendment application shall satisfy the following criteria:

1. Demonstrate that the proposed amendment meets the goals and objectives of the General Plan and Specific Plan.
2. Ensure that any impacts from the amendment can be satisfactorily mitigated.
3. Provide a strikeout/underline copy of the Specific Plan text when changes are proposed and update any Specific Plan exhibits affected by the proposed amendment.
4. Update any Specific Plan technical studies and/or provide additional environmental studies deemed necessary by the Director of Planning and Building or the City Engineer.

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5.0 CONFORMITY OF THE SPECIFIC PLAN WITH THE GENERAL PLAN

5.1 Introduction

The Escondido General Plan is the comprehensive statement of long-range public policy developed as the guide for future public and private land use. Through integrated and internally consistent policies and standards, the General Plan sets goals in regard to all major elements of comprehensive planning, including land use, circulation, transportation, community services and facilities, public safety, growth management, and natural and historic resource conservation. The General Plan also addresses methods by which the General Plan policies are to be implemented.

While Specific Plans are themselves comprehensive planning documents, their goals and policies must be consistent with the General Plan adopted by the community in which the Specific Planning Area is located. In the instance of defined Specific Planning Areas, the Escondido General Plan provides unique policies, standards, and guidelines with which future development within the SPA must comply.

The Rancho Vistamonte SPA is a sub-area of the larger Valley View Specific Planning Area (SPA 4), and as such, the Rancho Vistamonte Specific Plan must comply with the policy statements, goals, and standards established for the Valley View SPA. The following sections follow the SPA 4 narrative as contained within the General Plan and provide explanations as to how the Rancho Vistamonte Specific Plan conforms to the policy.

5.2 Anticipated Project

1. The SPA would be developed as an upscale, large lot single-family residential community organized around a comprehensively planned open space system.

Response: In accordance with the Escondido General Plan and the terms of the Rancho Vistamonte Development Agreement, the 80-unit Rancho Vistamonte residential development project is proposed to be a single-family residential community composed of no less than 20% single-story units, with the remainder including two-story and two-story with single-story elements. The minimum lot size of the development is 10,000 square

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feet, and the traditional architectural styles will be varied to offer a semi-custom appearance. Nearly 60 percent of the Rancho Vistamonte SPA will be preserved as open space.

- 2. The aesthetic and rural character of the area will be maintained in accordance with strict site planning, architectural, and landscaping standards.

Response: All landscaping within the Rancho Vistamonte SPA, including all residential, slope, and streetscape landscaping, shall comply with Section 33-1320 through Section 33-1327 and Sections 33-1329 through Section 33-1334 of the Escondido Municipal Code.

The architectural styles of the Rancho Vistamonte residential units will reflect many of the characteristics found in older, rural communities, including traditional architectural details and design elements, and the use of natural accent materials such as brick and stone, and warm stucco tones.

The curvilinear internal circulation will further contribute to the upscale, rural atmosphere by avoiding an urban grid layout.

5.3 Guidelines for the Preparation of the Specific Plan

- 1. The maximum theoretical yield of any Specific Plan within the SPA shall be determined by applying the slope density formula of the Rural II designation.

Increased yield may be granted by the City Council through approval of a Development Agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project(s). This potential increased yield shall not result in a total of more than 800 dwelling units for the entire SPA.

Response: The Rancho Vistamonte Development Agreement offers the following public benefits in return for an increased yield:

Improvement of the Old Battlefield Road emergency access and egress for the existing Rancho San Pasqual development

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Construction of a new landscaped public trail along Rockwood Road from Old Ranch Road north to the new San Pasqual Union School, providing a safe path for children walking to the school from both the existing Rancho San Pasqual community and the proposed development

Construction of a public trailhead on City-owned property along Rockwood Road

Installation of a hiking/biking trail on the City-owned property

The increase in allocation results in a total yield of 80 units for the Rancho Vistamonte SPA, which is well below the maximum yield for the Valley View SPA. In comparison, the Rancho Vistamonte property represents about 9% of the total Valley View SPA acreage and 10% of the total maximum units, although the Rancho Vistamonte property has more level terrain and is closer to urban services than any other area within the Valley View SPA.

- 2. No development shall be permitted on slopes greater than 35 percent. Lands in this area shall be preserved as open space.

Response: The majority of the proposed Rancho Vistamonte development site is within the 0-25% slope categories. Minimal grading of slopes in excess of 25% is anticipated. Except where noted on Exhibit 3.1, the proposed Rancho Vistamonte residential project does not impact any slopes greater than 35%

- 3. All residential development shall be detached, single-family units.

Response: As described in Chapter 3, Section 3.5, the product type for the Rancho Vistamonte residential development will be one- and two-story detached single-family units.

- 4. The minimum lot size shall be one acre, unless smaller lots are approved only in conjunction with a Development Agreement.

Response: The Rancho Vistamonte Development Agreement permits lot sizes of 10,000 square feet in return for the public benefits described in 5.3(1).

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5. Recreation facilities to serve the needs of the residential community shall be provided in conveniently located sites.

Response: As part of the public benefit improvements, the Rancho Vistamonte project will construct a public trailhead on City-owned property along Rockwood Road and install a hiking/biking trail on the City-owned property. The City-owned property is adjacent to north and west of the proposed Rancho Vistamonte residential development.

5.4 Traffic Circulation

1. The Specific Plan shall comprehensively analyze the traffic demand placed on Circulation Plan roadways, recognizing the development potential of the Cloverdale SPA, and implement a circulation system that will provide safe access for residents within the SPA and maintain the City's level of service standard of "C" on roadways beyond the SPA.

Response: Both the adjacent Eagle Crest community and the Rancho Vistamonte residential development are currently served by the Rockwood Road rural collector, which terminates immediately northwest of the Rancho Vistamonte project. The EIR will include a comprehensive traffic study, analyzing the referenced roadways and appropriate mitigation measures will be incorporated in the entitlement approvals to provide safe access and maintain the required level of service.

2. The improvement of Rockwood Road shall be closely coordinated with development.

Response: The Rancho Vistamonte development includes the requirement for the improvement of the full one-half width plus 12-feet of Rockwood Road, a public rural collector, from its current terminus to the southwestern corner of the Rancho Vistamonte SPA. Improvements will be made concurrently with the Rancho Vistamonte residential development construction.

5.5 Public Facilities

1. The Specific Plan shall include a comprehensive analysis of public service and utility requirements and establish appropriate financing mechanisms

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and phasing programs to meet such requirements pursuant to an adopted Subarea Facilities Plan.

Response: Chapter 2 includes an analysis of existing the proposed facilities.

5.6 Design Considerations

1. The Specific Plan shall contain a system of open spaces, including recreation areas, trails, and permanent open space areas and appropriate mechanisms to develop and maintain the open space system.

Response: In accordance with the Rancho Vistamonte Development Agreement, the following open space and recreational improvements will be made in the Rancho Vistamonte SPA and adjacent City-owned areas:

Construction of a new landscaped public trail along Rockwood Road from Old Ranch Road north to the new San Pasqual School, providing a safe path for children walking to the school from both the existing San Pasqual community and the proposed development

Construction of a public trailhead on City-owned property along Rockwood Road

Installation of a hiking/biking trail on the City-owned property

The public benefit improvements shall be constructed on City-owned property and will be maintained by the City. In addition, the remaining open space on the Rancho Vistamonte property shall be maintained in its natural state, modified only for reasons of fuel management, which shall be the responsibility of the Rancho Vistamonte homeowners' association.

2. The Specific Plan shall contain development standards and guidelines to minimize grading requirements and to prohibit development on steep slopes and skyline ridges.

Response: The majority of the proposed Rancho Vistamonte development site is within the 0-25% slope categories. Minimal grading of slopes in excess of 25% is anticipated. Except where noted on Exhibit 3.1, the

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proposed Rancho Vistamonte residential project does not impact any slopes greater than 35%. Skyline ridges shall not be affected by the proposed development project.

3. The Specific Plan shall include landscaping guidelines that maximize the use of native vegetation.

Response: All landscaping within the Rancho Vistamonte SPA, including all residential, slope, and streetscape landscaping, shall comply with Section 33-1320 through Section 33-1327 and Sections 33-1329 through Section 33-1334 of the Escondido Municipal Code.

4. Development and open space areas shall be coordinated with the San Dieguito River Valley Regional Open Space Park.

Response: The Rancho Vistamonte land use plan has been reviewed with the staff of the San Dieguito River Valley Park Joint Powers Agreement (JPA), and no conflicts with the Agency's plans were identified.